

1. Hearings Notice (PDF)

Notice is hereby given that the Millcreek Land Use Hearing Officer will hold two hearings at approx. 1:00 p.m. on Wednesday, February 12, 2025, at City Hall, 1330 E. Chambers Avenue, Millcreek, Utah 84106: 1) LUHO- 24- 014, Rob Ricks is requesting a variance to reduce the front yard setback at 3825 S Arroyo Road; and 2) LUHO- 25- 001, Steve Scoville is requesting to alter a non-compliant single-family structure located at 3821 S Arroyo Road. For more information on the hearings, please visit <HTTPS://WWW.MILLCREEKUT.GOV/AGENDACENTER> or call 801- 214- 2700. In compliance with the Americans with Disabilities Act, individuals needing special accommodation during the hearings should notify the ADA Coordinator at <ADAINFO@MILLCREEKUT.GOV> or 801 - 214- 2751.

Documents:

[LUHO-24-014 STAFF REPORT WITH SUPPORTING DOCS..PDF](#)
[LUHO-25-001 STAFF REPORT WITH ATTACHMENTS.PDF](#)



February 12, 2025

Request Type: Variance
File No: LUHO-24-014
Address: 3825 South Arroyo Road
Zone: R-1-10, Single-Family Residential Zone
Applicant: Robert Ricks
Planner: Brad Sanderson,

SUMMARY DESCRIPTION

The Applicant (Rob Ricks) is seeking a variance to reduce the front yard setback. He is offering to increase the rear yard setbacks on three vacant residential lots created by the Honeycut Hollow subdivision in exchange for granting the variance. The property is generally located at 3825 South Arroyo Road, hereby referred to as the “Subject Property.”

The setbacks are adopted into Millcreek’s Zoning Code (19.14.050), which can slightly vary between the various zones. The Subject Property is located within the R-1-10 (Single-Family Residential) Zone, which has a minimum front yard setback requirement of 30 feet and a minimum rear yard setback requirement of 30 feet or 15 feet, depending on whether the dwelling includes a garage, as highlighted in the table below.

19.14.050 Yards

Dwellings: The minimum yard requirements for a private garage or dwelling are as follows:

ZONE	FRONT YARD	SIDE YARD (Interior)	SIDE YARD (Facing a public street)	REAR YARD WITHOUT GARAGE	REAR YARD WITH GARAGE
R-1-3, R-1-4, R-1-5	20 feet	5 feet unless attached to a dwelling on an adjacent lot	20 feet	20 feet	15 feet
R-1-6, R-1-7, R-1-8	25 feet	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side	20 feet	30 feet	15 feet
R-1-10, R-1-15, R-1-21	30 feet	10 feet on each side	20 feet	Same as above	Same as above
R-1-43	30 feet	15 feet on each side	20 feet	Same as above	Same as above



Section 19.92.050.A. of Millcreek’s zoning code, outlines the means for requesting and granting a variance to certain zoning codes as follows:

The authority shall have the following powers to authorize an appeal in specific cases a variance from the terms of this title. The authority may grant a variance only if:

1. *Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;*
 2. *There are special circumstances attached to the property that do not generally apply to other properties in the same district;*
 3. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;*
 4. *The variance will not substantially affect the general plan and will not be contrary to the public interest; and*
 5. *The spirit of this title is observed, and substantial justice is done.*
- (Answers to questions are attached to document).*

The applicant has provided a written request and response to the above listed criteria for a variance (see applicant’s request letter, attached).

Furthermore, Section 19.92.050. of Millcreek’s zoning code states,

“In determining whether enforcement of this title will cause unreasonable hardship, the authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances particular to the property, not from conditions which are general to the neighborhood. In determining whether or not enforcement of this title would cause an unreasonable hardship, the authority may not find an unreasonable hardship if the hardship is self-imposed or economic. In determining whether or not there are special circumstances attached to the property, the authority may find that special circumstances exist only if special circumstances relate to the hardship complained of and deprive the property of the privileges granted to other properties in the same district. The applicant shall bear the burden of proving that all the conditions justifying a variance have been met.”

“In granting a variance, the authority may impose additional requirements on the applicant that will mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified.”



STAFF FINDINGS & ANALYSIS

Staff Findings:

1. The Honeycut Hollow subdivision was approved by the Millcreek Planning Commission on 7/20/2022 as a three-lot residential subdivision and recorded on 3/22/2023.
2. Prior to the subdivision approval, the Applicant filed a variance application, seeking relief to Section 19.76.080 of Millcreek's Zoning Code, which states the following:

"Except where the requirements of this section are reduced by permit of the land use bearing officer, the minimum area for any lot fronting on a private right-of-way, at least twenty feet wide, shall be one-half acre, and the minimum distance from the center of the right-of-way to the front line of the building shall be fifty feet; except that property that cannot be subdivided as outlined in the subdivision ordinance may be developed on a private street or right-of-way in any R zone upon approval of the development services division director. Such approval shall be governed by the official policies regulating such development, as adopted by the planning commission and on file at the planning commission office.

3. On 5/5/2022, the Applicant was granted a three-part variance to; 1) the minimum (1/2 acre) lot size requirements, 2) the minimum 50-foot setback from center of the private road requirements and, 3) was allowed to have lots on a private road that is less than 42 feet wide, (see formal decision file #LUHO 2022-008)
4. The variance was granted subject to the following nine conditions;
 1. *The lots size shall not be reduced below the current R-1-10 zoning requirements.*
 2. ***The setbacks from the private right of way shall be a minimum 30 feet from the edge of right-of-way.***
 3. *The private right-of-way which accesses the Property may not be less than 25 feet wide (and must be widened in certain areas as set forth in Paragraph 6 below).*
 4. *Unless otherwise approved by the [City] Fire Marshall, "No Parking" signage shall be installed at the turn-around near the end of the private right of way and along the portion of the right of way between the Property and Arroyo Road.*
 5. *The use of the private right of way shall be limited to the current two adjacent users and the three residential lots located on the Property. This limitation shall be stated on the recorded plat amendment.*
 6. *The portion of the private right of way located on the Property shall be sufficiently widened to accommodate improvements including, but not limited to travel lanes in both directions, and street parking and sidewalk on one side, as may be recommended and approved by the City Engineer.*
 7. *The Applicant shall make a good faith effort to work with the neighboring property owners on either side of the portion of the private right of way that connects to Arroyo Road to eliminate and/or reduce the width of as many drive accesses into the private drive as possible.*



8. *The applicant shall make the necessary improvements with the Arroyo Road right of way to the property connect the private and public improvements, as may be required by the City Engineer.*
9. *The Applicant must meet all other applicable City requirements including land use, engineering, construction, and building permits.*
5. During the subdivision review process, existing and proposed improvement plans were provided, including a professional topographic survey of the entire property (see the attached grading and drainage plan).
6. According to the grading and drainage plan;
 - a. Lot 101 has the most significant change in grade of approximately twenty-one feet (21') as measured from the front of the lot to the back of the lot; note however, that the change in grade, as measured within the buildable area, is only roughly eleven feet (11').
 - b. Lots 102 and 103 have similar topography, with a change in grade of approximately eleven feet (11') as measured through the buildable envelope. However, these lots differ from Lot 101 in that the change in grade is more from side to side.
7. The Subject Property is in the same R-1-10 Zone as all other surrounding properties, which requires a standard 30' front yard setback as measured from the edge of the right-of-way.
8. Increasing the rear yard setback area, as proposed by the Applicant, is an option available with or without the requested variance being granted.
9. Setbacks are generally intended for but are not limited to fire separation, emergency access between and around structures, aesthetics, driveway depths, utility easements and maintenance, drainage, etc.
10. The Subject Property was initially entitled as two buildable residential lots prior to the Applicant creating Honeycutt Hollow three-lot subdivision. Because the right-of-way access was labeled and recorded as a "lot" and not a "parcel" the city worked with the applicant through a subdivision amendment application filed by the applicant, to adjust the access lot into a third buildable lot.
11. Lot 101 is 0.26 acres; Lot 102 is 0.29 acres; and Lot is 0.33 acres in size. Although all three lots are slightly smaller in size, as compared to surrounding properties, all three lots nonetheless exceed the minimum 10,000 square foot lot size as prescribed by the R-1-10 Zone.
12. The findings below were previously considered as part of the first variance request which may be relevant in the consideration of this, the second variance request;
 - a. *"Lots 27 and 28 were clearly intended as building lots, whereas Lot 29, due to its narrow-elongated shape and location, may have reasonably been intended to provide and ensure access to Lots 27 and 28, and not necessarily intended as a building lot, (see East Forrest Hills Subdivision). Nonetheless, Lot 29 was recorded as a "Lot", with its own description and parcel identification number."*



- b. *The applicant is seeking a 30-foot front yard setback as measured from the edge of the proposed private right of way, instead of a 50-foot front yard setback as measured from the center of the private right of way, which is similar to the standard setback requirements outlined within the R-1-10 Zone.*
- c. *According to the City's adopted Master Transportation Plan, a private right of way needs to be at least 42-feet wide (see City's Master Transportation Plan).*
- d. *Although less than the required 42-foot right of way width per the current standard for a private right of way, the approximate 25-foot-wide access was legally created at the time of the lots were originally platted and cannot be widened without another landowner's consent, whether by easement or fee simple ownership.*

Staff Analysis:

The burden of justifying a request for a variance is on the applicant. See Utah Code § 10-9a-702(3) and City Code §19.92.050

1. ***Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title; In determining whether enforcement of this title will cause unreasonable hardship, the authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances particular to the property, not from conditions which are general to the neighborhood. In determining whether or not enforcement of this title would cause an unreasonable hardship, the authority may not find an unreasonable hardship if the hardship is self-imposed or economic. City Code §19.92.050.B***

Staff Response:

Staff acknowledges the following factors as it pertains to the topography of the Subject Property:

- There is some significant grade change across the Subject Property; however, grade change is somewhat common throughout Millcreek, particularly on properties located within the R-1-10 Zone and more so in the easterly portion of the city.
- By comparison, Lot 101 has the most significant change in grade (21') compared to Lots 102 and 103; however, the change in grade, as measured within the building envelope or buildable area, is roughly eleven feet (11') from front to back.
- The change in grade across Lots 102 and 103 is mostly from side to side, which has less to do with the front yard reduction, as requested by the applicant.
- Retaining walls and the foundation of the building are common methods for addressing grade changes across residential lots.



- The width of the access lane was reduced, as a measure to increase the depth and buildability of all three lots.

The Applicant has not demonstrated that 1) the change in grade or “*alleged hardship comes from circumstances particular to the property, [and] not from conditions which are general to the neighborhood,*” specifically as it pertains to the buildable area and, 2) the use of retaining walls and other methods for addressing the change in grade is an “*unreasonable hardship ... [that might be anything other than] self-imposed or economic*”.

2. *There are special circumstances attached to the property that do not generally apply to other properties in the same district;*

In determining whether or not there are special circumstances attached to the property, the authority may find that special circumstances exist only if special circumstances relate to the hardship complained of and deprive the property of the privileges granted to other properties in the same district. City Code §19.92.050.B

Staff Response:

- Using a previously granted variance, the right-of-way width was reduced from the standard 50-foot width to a 35-foot width, thus adding 15 additional feet of depth of buildable area to the front of each lot.
- All lots have a minimum buildable area of 53 feet deep by 65 feet wide. Although Lot 101 has the greatest change in grade from front to back, it also has the widest buildable area of 85 feet.
- Increasing the rear setback has little to do with the circumstances related to the hardship complained about on Lots 101 since setbacks are minimums. In this case, an applicant wouldn’t necessarily need to exhaust the entirety of a buildable area.
- Reducing the front yard setback has little to do with the circumstances related to the hardship complained about on Lots 102 & 103, since the change in grade is primarily from side to side.

3. *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;*

Staff Response:

Retaining walls, landscaping, sloped driveways, and/or using the building’s foundation are viable options for addressing an even greater change in grade than the Subject Property. These options are commonly used on properties within the surrounding neighborhood and throughout Millcreek.

4. *The variance will not substantially affect the general plan and will not be contrary to the public interest;*



Staff Response:

While the General Plan does promote infill development and the ability to create more housing within the city, it also seeks to protect the health, safety, and welfare of property, individuals, and the general public. In this request, reducing the front yard setback may likely not significantly impact the public interest since front yard setbacks are less than 30 feet on smaller lots throughout Millcreek and other cities.

5. The spirit of this title is observed, and substantial justice is done.

Staff Response:

By granting the requested variance, the authority may create an unintended precedent for future developments that were previously granted variance and unintentionally invite an applicant to apply for multiple and subsequent variances related to the same property and for the same issue(s).

Furthermore, the setbacks/buildable area and known change in grade were considered when the first variance was sought. This was further understood when the applicant conducted a professional topographical survey and yet still pursued a new subdivision to further subdivide the property in an effort to obtain one additional lot. This consequently reduced the buildable area and overall lot sizes, even though each new lot still exceeded the minimum lot sizes.

Conclusion:

Based on the above findings and other supporting documents contained within this report, the following conclusions can be made:

1. Although the original subdivision was recorded as three legal lots, only two of the lots were realistically buildable, as the third lot was only 20 feet wide and intended as an access, the applicant desired to exercise a technicality allowed within the parameters of the city and state code to adjust the lot lines through an amendment to the original subdivision to create a third buildable lots. The result of having three lots instead of two lots, created a slightly smaller lot size than other surrounding lots, even though all lots meet the minimum lot size requirements of the R-1-10 Zone.
2. The previously granted variance established a front yard setback of 30 feet from the edge of the right-of-way instead of 50 feet from the centerline. The reduced right-of-way width added approximately 15 feet of additional depth to each lot to ensure buildability.
3. The request to reduce the front yard setback is insignificant in relation to the side-to-side change in grade on Lots 102 and 103.
4. Properties within the R-1-10 Zone are more commonly found in the center and easterly portion of Millcreek, where significant topography is more common and where most properties have successfully designed homes, which often include the use of retaining walls and other methods, to conform with changing topography.
5. As it pertains to the change in grade on Lot 101, the approximate eleven feet of elevation difference as measured through the buildable area could be mitigated through one or more



retaining walls and/or the use of the structure's foundation through various design options. Although these options could incur some additional cost, such economic circumstances should not be the means for granting a variance.

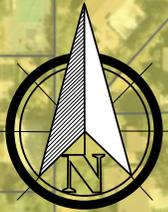
6. Each building lot and building envelope is sized and shaped appropriately for a typical size and shaped home commonly found within Millcreek.
7. A variance should be granted on its own merits, not in exchange for changes in other lots.

Based on the findings and conclusions listed above, it is Staff's opinion that the applicant has not met their burden of justifying a request for a variance, according to the criteria listed in Utah Code § 10-9a-702(3) and City Code §19.92.050 and therefore, the request for a variance is not supported by Staff.

SUPPORTING DOCUMENTS

- **Exhibit A** - Zoning Map
- **Exhibit B** - Variance Application and Applicant's Request
- **Exhibit C** - Honeycut Hollow Subdivision Recorded Plat
- **Exhibit D** - Honeycut Hollow Grading Plan
- **Exhibit E** - 2022 Variance Decision

Zoning/Location Map



R-1-10

Mill Ln

R-1-10

R-1-10

R-1-10

R-1-8

Oakridge Drive

Arroyo Rd

Subject Property

R-1-10

Honeycut Rd

R-1-10

C-2

3900 South

EXHIBIT B

Variance Request Honeycut Hollow Subdivision Lots 101 through 103 November 13th, 2024

Type of Variance

Front and Rear Yard Setback Variance (Millcreek City Code 19.14.050 “R-1-10 Yards”)

Background

The Property, located at 3825 South Arroyo Road, was formally subdivided as a three-lot subdivision (“Honeycut Hollow”) on March 22nd, 2023. Critical to the approval of the Honeycut Hollow was a Variance Approval: File# LUHO 2022-008 (“Original Variance”) which allowed reprieve from (1) minimum ½ acre lot sizes on a private right-of-way (“ROW”), (2) reduction of the minimum 50’ setback requirement, and (3) reduction of the private ROW access width minimum of 42’. Since the Original Variance and Plat recordation the property has remained undeveloped. The applicant has attempted to sell the lots to private parties, however, among other things, building pad sizes and grade attributes of the Property have limited the project’s feasibility. The determination of this Variance Request will affect the building pads of Lots 101 through 103 of the Honeycut Hollow.

Variance Request

The applicant requests that through variance the Front Yard Setbacks are *decreased* from thirty feet (30’) to twenty feet (20’) from private ROW and the Rear Yard Setbacks are *increased* from twenty feet (20’) to twenty-five feet (25’). This requested variance applies to §19.14.050 and condition #1 of the Original Variance.

Purpose of Variance

The variance is being applied to promote the enjoyment of a substantial property right for lots in Honeycut Hollow. The unique location of the Honeycut Hollow and grade attributes of the Property result in the subject lots and the surrounding neighborhood being better served by decreased Front Yard Setbacks and increased Rear Yard Setbacks. As is discussed herein, the unique nature of the Honeycut Hollow’s circumstances are not standard in the R-1-10 Zone.

Narrative

Honeycut Hollow is uniquely situated in the center-block of lots between Arroyo Road, Oakridge Drive, Honeycut Road, and 3900 South. Access to the Property is approved through a private ROW access from Arroyo Road. Given the “island-like” location of Honeycut Hollow both the homes on Oakridge Drive and 3900 South have a “rear yard relationship” to the Honeycut Hollow lots.

In a typical R-1-10 situation, where a “rear yard relationship” exists between two lots, it can be expected that there will be a minimum of forty feet

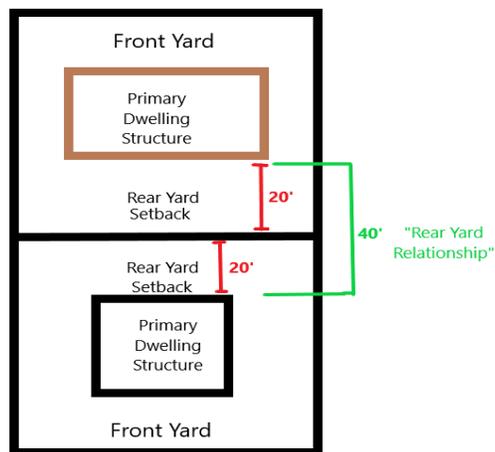


Image 1: Exhibit of “Rear Yard Relationship”

(40') between the principal dwellings of each lot via implementation of §19.14.050 twenty foot (20') rear yard setbacks.



Image 2: Honeycut Hollow Subdivision on the Salt Lake County Assessor Map

Honeycut Hollow includes significant grade differentials throughout the project. Lot 101 rises nearly twenty feet (20') from the top back of curb (“TBC”) to the rear lot boundary. The buildable areas of lots 102 and 103 are nearly ten feet (10') above TBC. To establish functional grading and drainage patterns in Honeycut Hollow significant retaining walls and grading methods will need to be employed to achieve buildable home pads.

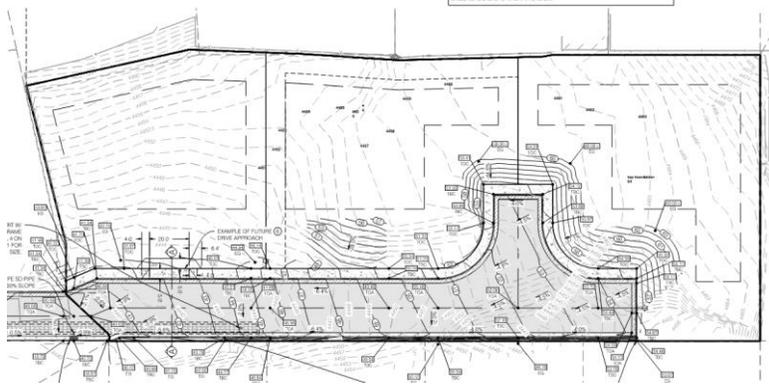


Image 3: Snippet of Honeycut Hollow Subdivision Approved Grading and Drainage Plan

As setbacks are currently prescribed by City Code and Condition #1 of the Original Variance, much of the backyard setback of the three lots will be filled with retaining walls. Lots 102 and 103 will also need to employ expensive retaining walls and grading methods to absorb the grade from TBC to the front of a home.

By granting the requested variance the buildable area will be ten feet (10') closer to the TBC and five feet (5') further from the rear property lines. While this will only result in a net five foot (5') deeper building pad it will work to provide more usable areas (unrestricted by retaining walls) open back yards and allow the front of the home structures to act as some of the functional retaining for the front yards. Resulting in a much better and livable outcome for the eventual homeowners of Lots 101-103.

While the variance will inherently benefit the Honeycut Hollow subdivision, it will also benefit homes along Oakridge Drive. Should this variance be granted, the Oakridge Drive homes would enjoy a minimum “rear yard relationship” of Forty-Five Feet (45') instead of the currently required Forty Feet (40').

The unique layout of Honeycut Hollow maintains that even with the Front Setback reducing by Ten Feet (10') the “rear yard relationship” to homes along 3900 South remains in excess of the Code anticipated Forty Feet (40'). This is due to the fact that the Honeycut private ROW (which is Thirty-Five Feet {35'} wide) runs along the rear of the 3900 South lots. Combining the width of the private ROW and the Front Yard Setback: no principal dwelling structure would be within 55' of the 3900 South Lots and result in a minimum “rear yard relationship” of Seventy-Five feet (75').

Furthermore, because the private ROW only includes the three subject lots, there will be no homes across the street like in a traditional neighborhood. Therefore, moving homes closer to the private ROW has no impact on a streetscape or neighboring home.

Purpose of City Code

The Purpose of Title 19 is defined in §19.02.020:

*“This title is designed and enacted for the purpose of promoting the health, safety, morals, **conveniences**, order, prosperity and welfare of the present and future inhabitants of City, including,*

*among other things, the lessening of congestion in the streets or roads, **securing safety from fire and other dangers, providing adequate light and air**, classification of land uses and distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the City's agricultural and other industries, and the protection of both urban and nonurban development”*

§19.14.010 goes on to further define the purpose of its R-1-10 Provisions:

“...to establish single-family neighborhoods which provide persons who reside therein a comfortable, health, safe and pleasant environment.”

§19.04 defines Yards (Setbacks) as:

Yard "Yard" means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings or structures

Yard, Front "Front yard" means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building. Front yards serving single-family dwellings... shall be defined as the space on the same lot with a building, between the designated front of the residence and any lot line abutting a street or private right-of-way.

While not explicitly defined in Millcreek Code, rear setbacks are desirable because they produce an open space between principal structures and what has been defined herein as the "rear yard relationship". This "rear yard relationship" promotes *conveniences, secures safety from fire and other dangers*, and provides *adequate light and air*. The variance being requested has no impact on the minimum "rear yard relationship" between any homes and in both cases arrives at a result that is well more than the minimum "rear yard relationship" of Forty Feet (40') anticipated by the R-1-10 Zone.

Request of Applicant

The applicant requests that the unique location and grade conditions of the Honeycut Hollow Subdivision are recognized by the Appeal Authority. The requested variance allows for a greater outcome for the future Millcreek City inhabitants that will eventually build homes in this subdivision. At the same time the variance has no real impact on the minimum "rear yard relationship" that is enjoyed by all other homes in the zone.

Demonstration of Variance Minimum Standards (§19.92.050)

- 1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;**

Literal enforcement of the setback ordinance does not consider the actual site conditions, unique layout, and location of the subject subdivision. Grade differentials inside of the lots require that significant rear yard retaining walls be built so as to reasonably accommodate single-family home development. The walls will compromise large sections of the rear lots. Increasing the rear yard setback distance allows for walls to sufficiently extend and leaves some portion of the rear lot

space to be used for usable yard area. Honeycut Hollow, quite literally, is a Hollow with nearly all the surrounding lots existing at a higher elevation than the subject subdivision.



Image 4: Honeycut Hollow Elevation Differentials (demonstrating “Hollow” site conditions)

All lots surrounding the subject property naturally slope (or have since retained) into the hollow. Therefore, nearly all the surrounding homes are set well above the eventual home sites that will be developed in this project. The general purpose of the setback title is to produce an open space between principal structures and what has been defined herein as the “rear yard relationship”. It has been clearly demonstrated that the requested variance does not reduce, in any way, the “rear yard relationship” that is intended to be codified by the ordinance. Literal enforcement of the code would squeeze the feasible building pad locations below what is typically realized by a similarly sized lot in the existing zone. Reducing the feasible building pad has no benefit to the surrounding neighborhood but creates an unreasonable hardship for the subject lots.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;

The subject property exists in an actual hollow. Honeycut Hollow includes significant grade differentials throughout the project. Lot 101 rises nearly twenty feet (20’) from the top back of curb (“TBC”) to the rear lot boundary. The buildable areas of lots 102 and 103 are nearly ten feet (10’) above TBC. To establish functional grading and drainage patterns in Honeycut Hollow significant retaining walls and grading methods will need to be employed to achieve buildable home pads.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;

Similarly sized lots in the zone are able to achieve buildable pads (the area of a lot inside of all setbacks) that are larger than what could be achieved at Honeycut Hollow if there is literal interpretation of the code. Given the significant grade mitigation that will need to be applied to this site, large sections of the lots will be compromised by retaining walls and unusable slopes. Granting the variance has no negative effects on the surrounding neighborhood while freeing usable space to the subject properties.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest;

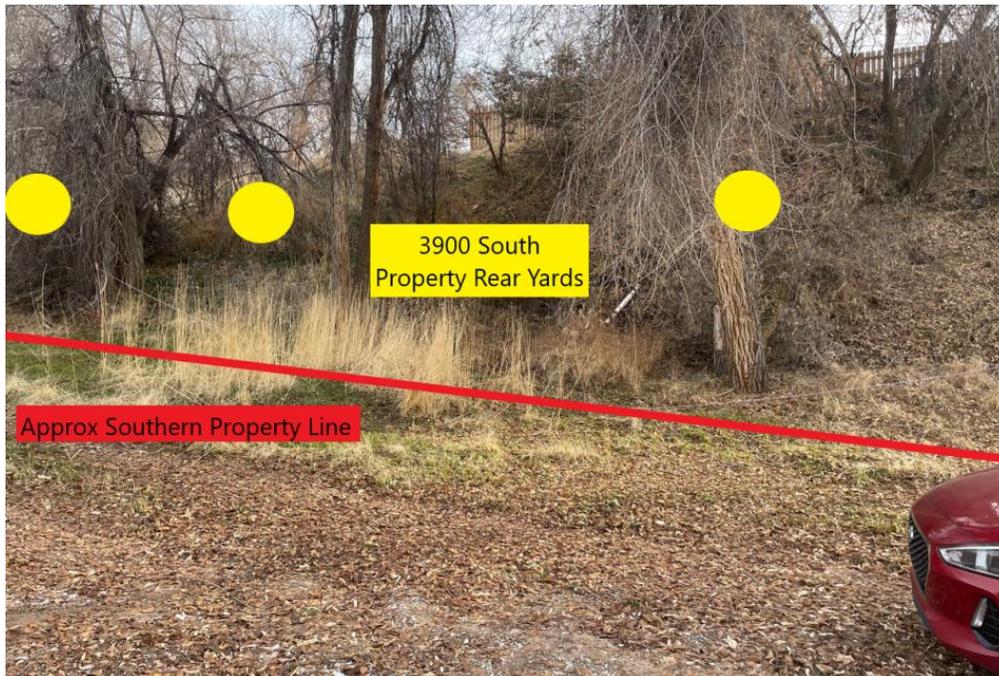
The variance will have no effect on the general plan. The variance supports the public interest in that it recognizes actual site conditions and employs reasonable solutions to preserve substantial property rights of the subject property. While preserving these rights it also functions to increase the setback for Oakridge Drive and does not functionally decrease the expected codified setback from 3900 south.

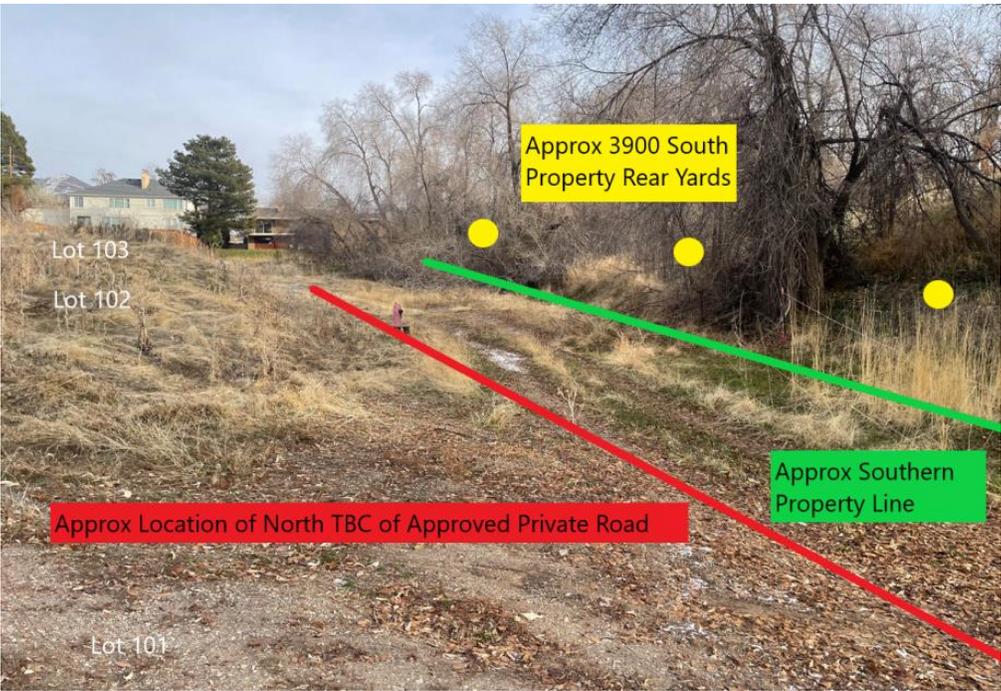
5. The spirit of this title is observed and substantial justice is done.

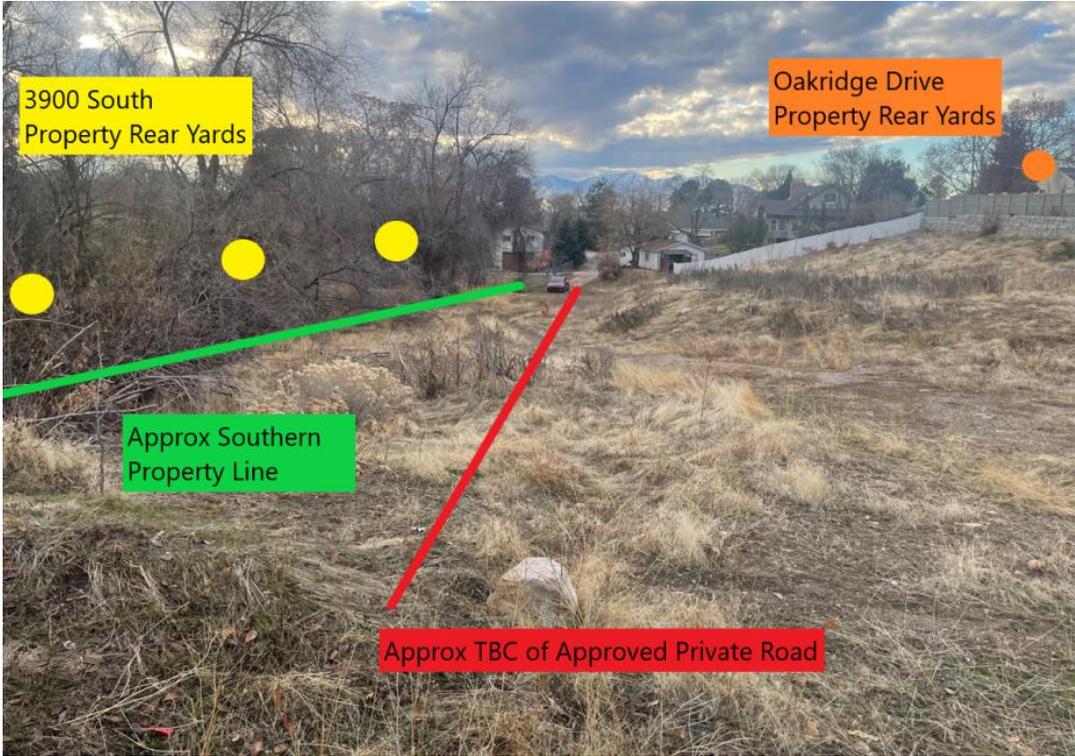
This title is designed and enacted for the purpose of promoting the health, safety, morals, conveniences, order, prosperity and welfare of the present and future inhabitants of City, including, among other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, ... (§19.02.020)

The title is intended to be thoughtful in its distribution of land development and utilization. Recognition of unique site conditions, reasonable accommodations, and variances are acceptable to preserve otherwise attainable property rights. When a variance that has no negative impact on the surrounding neighborhood, general zone, or general plan can help a property realize its full rights, justice is done.

Additional Photo Evidence to Demonstrate Unique Lot Conditions







HONEYCUT HOLLOW SUBDIVISION

AMENDING LOTS 27, 28 AND PART OF 29 OF EAST FOREST HILLS SUBDIVISION

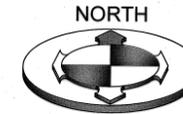
EXHIBIT C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

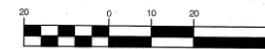
CENTER QUARTER CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

EAST QUARTER CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

BASIS OF BEARINGS
S 89°32'06" E 2642.66' (MEASURED)
(2645.30' RECORD)



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HONEYCUT HOLLOW SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 27, EAST FOREST HILLS SUBDIVISION RECORDED AS ENTRY NO. 1036431 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT BEING SOUTH 89°32'06" EAST ALONG THE QUARTER SECTION LINE 483.99 FEET AND SOUTH 467.49 FEET FROM THE CENTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED ON FEBRUARY 12, 2021 AS ENTRY NO. 13565681 TO ENTRY NO. 13565685; THE FOLLOWING (8) EIGHT COURSES: 1) NORTH 77°30'03" EAST 84.47 FEET; 2) SOUTH 87°50'46" EAST 56.89 FEET; 3) SOUTH 86°16'24" EAST 49.13 FEET; 4) NORTH 88°34'57" EAST 73.09 FEET; 5) NORTH 80°08'58" EAST 4.84 FEET; 6) EAST 105.23 FEET; 7) SOUTH 144.61 FEET TO THE NORTHEASTERLY CORNER OF THE VALI MAHAK SUBDIVISION RECORDED AS ENTRY NO. 6891540 IN THE OFFICE OF SAID RECORDER; 8) SOUTH 89°59'45" WEST 329.59 FEET; THENCE NORTH 14°54'55" EAST 1.87 FEET; THENCE NORTH 24°03'58" WEST 2.07 FEET; THENCE NORTH 46°52'02" WEST 29.29 FEET; THENCE NORTH 25.59 FEET; THENCE NORTH 14°08'20" WEST 82.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 51,011 SQ FT OR 1.171 ACRES

3 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

HONEYCUT HOLLOW SUBDIVISION

AMENDING LOTS 27, 28 AND PART OF 29 OF EAST FOREST HILLS SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

THIS 9th DAY OF March, A.D. 2023.

SACHEM STREET CAPITAL, LLC

Robert Ricks
SIGNATURE

(PRINT NAME): Robert Ricks

TITLE: Manager

LLC ACKNOWLEDGMENT

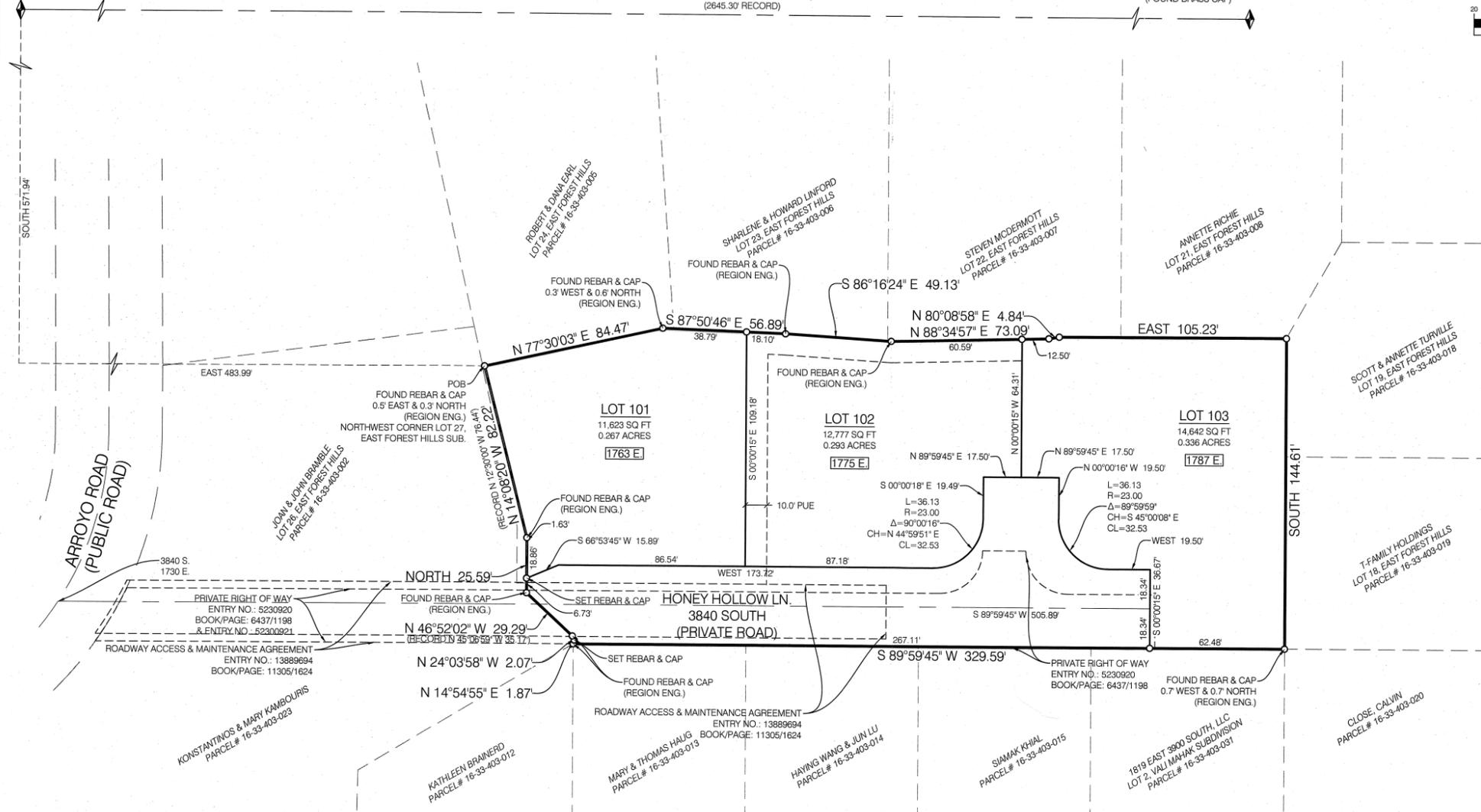
ON THE 9th DAY OF March, A.D. 2023, Robert George Ricks PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF SACHEM STREET CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF SACHEM STREET CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 04/26/2023 (DATE) COMMISSION NUMBER: 705961

Kira Beard
PRINT NAME

Kira Beard
SIGNATURE

NOTARY PUBLIC
COMMISSIONED IN UTAH



LEGEND

- SECTION CORNER & LINE (FOUND)
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP MARKED "BENCHMARK ENG.") (UNLESS OTHERWISE NOTED)
- CENTERLINE OF ROAD
- LOT LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- PUE
- PUBLIC UTILITY EASEMENT
- EX. FIRE HYDRANT

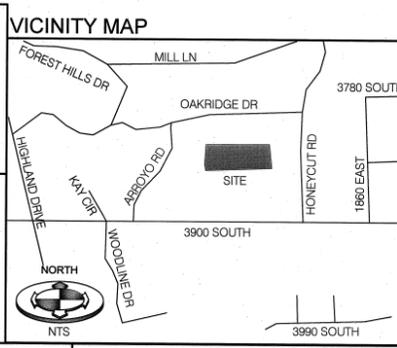
DEVELOPER/OWNER:
NAME: BILTMORE COMPANY, LLC
PHONE NO.: 801-201-6263
EMAIL: LANCEHOWELL@COMCAST.NET
PROJECT ADDRESS:
4832 S. WANDER LN.
SALT LAKE CITY, UT

NOTE:

- LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT DAN DRUMILER AT 801-214-2714.
- THE PRIVATE ROAD IS HEREBY DEDICATED AS A PUE.
- THE USE OF THE PRIVATE RIGHT OF WAY SHALL BE LIMITED TO THE CURRENT TWO ADJACENT THAT ARE CURRENTLY ACCESSING THE EXISTING PORTION OF THE RIGHT OF WAY AND THE THREE RESIDENTIAL LOTS LOCATED ON THE PROPERTY.
- GEOTECHNICAL INVESTIGATION WAS PREPARED BY AGEC APPLIED GEOTECH, PROJECT NO. 1220580 DATED AUGUST 17, 2022.
- FRONT PROPERTY CORNERS WILL HAVE PLUG AND WASHERS ON THE PROJECTED LOT LINE SET IN THE CURB AND GUTTER.
- A VARIANCE FOR LOTS ON A PRIVATE RIGHT-OF-WAY WAS GRANTED PURSUANT TO SEC. 19.16.090 OF THE MILLCREEK CODE. THE LAND USE HEARING OFFICER APPROVED THE VARIANCE (LHD-22-008) ON 5 MAY 2022.

MOUNT OLYMPUS IMPROVEMENT DISTRICT

Dawn D. Ogden 3/9/2023
SIGNED DATE



HOLIDAY WATER CO.

Existing fire line and hydrant are private. HWC does not own it.

Frank March 9, 23
SIGNED DATE

PUBLIC UTILITY APPROVAL

CENTURY LINK: DATE: _____
COMCAST: *Evaluated* DATE: 3-9-23
ROCKY MTN POWER: DATE: _____
DOMINION ENERGY: DATE: _____
IRRIGATION COMPANY: DATE: _____

UNIFIED FIRE AUTHORITY APPROVAL

Shelley West 3/10/2023
SIGNED DATE

SALT LAKE COUNTY ADDRESSING APPROVAL

Jenna Curtis 3/10/2023
SIGNED DATE

MILLCREEK ENGINEERING

Jesse 3/15/23
SIGNED DATE

RECORD OF SURVEY

R.O.S. NO.: S-2020-12-0973

Steve H. Hoidal 3/10/23
COUNTY SURVEYOR, DATE

BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 10th DAY OF March, A.D. 2023.

Theresa L.
DIRECTOR, COUNTY HEALTH DEPARTMENT

CHECK FOR ZONING COMPLIANCE

ZONE: R-1-10 LOT AREA: 10,000 SF
LOT WIDTH: 90' FRONT YARD: 50'
SIDE YARD: 10' REAR YARD: 15'

Kevin Johnson 3/15/2023
SIGNED DATE

MILLCREEK PLANNING COMMISSION

APPROVED THIS 15th DAY OF MARCH, A.D. 2023 BY THE MILLCREEK PLANNING COMMISSION.

Stacy Lollar
MILLCREEK PLANNING COMMISSION

MILLCREEK PLANNING AND ZONING DEPT.

APPROVED THIS 15th DAY OF MARCH, A.D. 2023 BY MILLCREEK PLANNING AND ZONING DEPARTMENT.

Janice Hoidal
MILLCREEK COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM

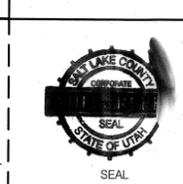
PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 20th DAY OF March, A.D. 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mark A.D. 2023
MILLCREEK ATTORNEY

MILLCREEK MAYOR

PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL THIS 20th DAY OF March, A.D. 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Jeff MAYOR



SALT LAKE COUNTY RECORDER

RECORDED # 1408512e

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Sachem Street Capital, LLC
DATE 3-22-23 TIME 3:41 PM BOOK 11407 PAGE 9191

\$ 58.00 FEE \$

Corey Roberts
DEPUTY, SALT LAKE COUNTY RECORDER

STORM DRAINAGE CALCULATIONS

Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 7,500	0.9	6750 S.F.
Pavement = 17,253	0.9	15527.7 S.F.
Landscaping = 30,591	0.2	6118.2 S.F.
Sum: 55344 S.F.		Sum: 28395.9 S.F.

NOAA ATLAS 14 (100 YEAR STORM)					Allowable Discharge = 0.06 cfs/acre Perce + Allowable Discharge 0.039 cfs	
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu ft)	Allowed Discharge (cu ft)	Volume to Detain (cu ft)	
5	6.66	0.555	1313	12	1302	
10	5.06	0.843	1996	23	1972	
15	4.18	1.045	2473	35	2438	
30	2.82	1.410	3337	70	3266	
60	1.74	1.740	4117	140	3977	
120	0.95	1.906	4510	280	4230	
180	0.65	1.935	4579	421	4158	
360	0.35	2.094	4955	841	4114	
720	0.21	2.496	5906	1683	4224	
1440	0.11	2.712	6417	3366	3052	

HD R-Tank Underground Detention:

Number of Triple Tanks = 225
 Tanks Wide = 3
 Tanks Long = 75

Tank Depth = 4.20 ft
 Tank Width = 1.31 ft
 Tank Length = 2.35 ft

Volume per Tank = 12.19 cf
 Volume of Tanks = 2,743 cf

Stone above R-Tank = 0.58 ft Total Depth = 6.28 ft
 Stone around R-Tank = 1.00 ft Total Width = 5.94 ft
 Stone below R-Tank = 1.50 ft Total Length = 177.94 ft

Volume of R-Tank System & Wrap (Total L*W*D) = 6,634 cf
 Volume of Tanks Only = 2,743 cf
 Void Ratio of Rock = 40%
 Volume of Voids = (System&Wrap-Tanks)*Void Ratio = 1,556 cf

Total R-Tank System Volume (Tanks + Voids) = 4,299 cf

Percolation

Percolation Rate 120.00 min/in
 Surface Area 3366 s.f.
 Percolation Discharge 0.039 cfs

Tank Elevations:

Top of Stone El. = 4,439.16 ft
 Top of Tank El. = 4,438.58 ft
 Pipe I.E. = 4,434.38 ft
 Bottom of Tank El. = 4,434.38 ft
 Bottom of Stone El. = 4,432.88 ft
 Minimum Cover El. = 4,440.08 ft
 Maximum Cover El. = 4,445.57 ft

Is there adequate storage? Storage Provided = 4,299 cf
 Req. Storage = 4,230 cf **YES**

NOTE: IF GROUNDWATER OR OTHER WATER IS ENCOUNTERED, THE GEOTECHNICAL ENGINEER MUST BE CONTACTED PER THE GEOTECHNICAL REPORT.

NOTE: POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE: PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

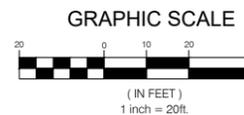
BENCHMARK:
 CENTER QUARTER CORNER OF SECTION 33,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4415.52

NO	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	4x4 CB W/ SDIB LID	3/CDT.01
4	18F SNOOT	4/CDT.01
5	HD TRIPLE R-TANK SYSTEM (OR ENGINEER APPROVED EQUAL)	1/CDT.03
6	FUTURE DRIVE APPROACH	A/CGD.01

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

NOTE: LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT DAN DRUMILER AT 801-214-2714.

STORM DRAIN NARRATIVE:
 THE STORM DRAIN SYSTEM IS A RETENTION SYSTEM WHERE ALL THE WATER FROM THE PRIVATE ROAD AND UNDEVELOPED LOTS IS ROUTED TO CATCH BASIN #201. FROM THERE IT IS ROUTED THROUGH A SNOOT (AN OIL/WATER SEPARATOR) TO AN UNDERGROUND STORM DRAIN SYSTEM.



CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER

1-800-662-4111
 www.bluestakes.org

NO.	DATE	DESCRIPTION
1	10/25/22	REVISED PER CITY COMMENTS
2	04/23/23	REVISED PER CITY COMMENTS

PROJECT NO. 2107222_TB
 DATE 10/26/2022
 DRAWN BY JS/BJT
 CHECKED BY AGA
 DESIGNED BY DZB

SCALE MEASURES: 1 INCH ON FULL SIZE SHEETS
 1/8" = 10' ON REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

No. 11366833
ALLISON G. ALBERT
 STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

BENCHMARK CIVIL

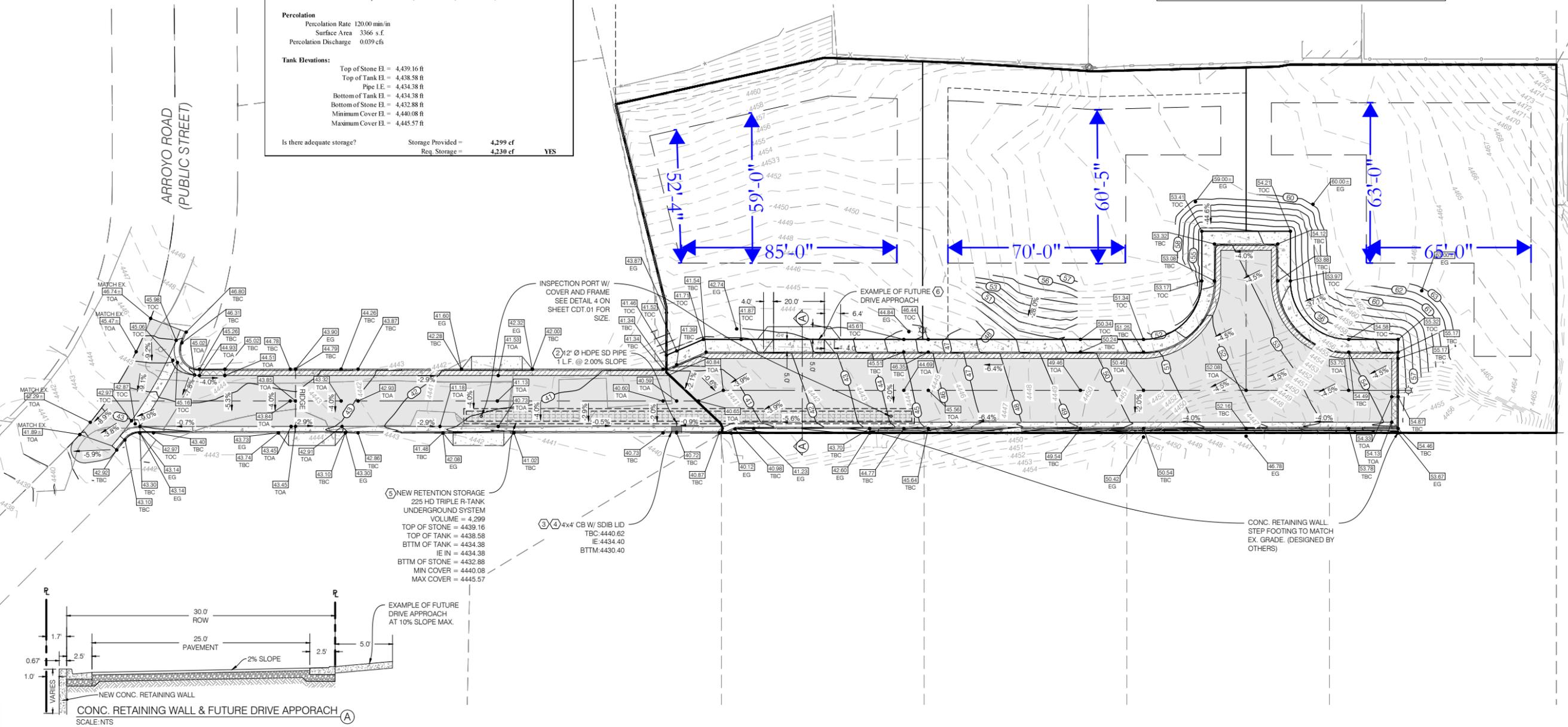
HONEYCUT HOLLOW SUBDIVISION

3825 SOUTH ARROYO ROAD
 MILLCREEK, UTAH

PROJECT NO. 2107222

GRADING & DRAINAGE PLAN

CGD.01
 6 OF 12



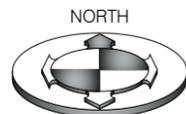
CENTER QUARTER CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

EAST QUARTER CORNER OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

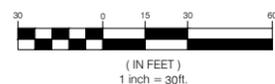
**CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

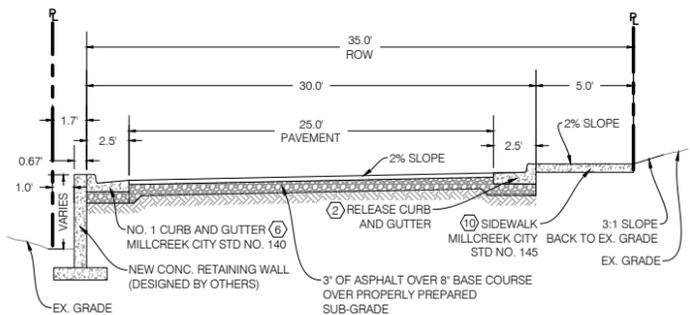
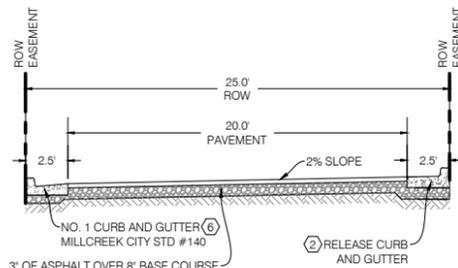


GRAPHIC SCALE



NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE PER MILLCREEK CITY STDS	
②	30" RELEASE CURB AND GUTTER	2/CDT.01
③	SAWCUT AND REPLACE ASPHALT PER MILLCREEK CITY STDS	
④	"NO PARKING FIRE LANE" SIGN	
⑤	STOP SIGN AND NUMERICAL COORDINATE STREET NAME SIGN PER MC STDS	
⑥	30" CATCH TYPE 1 CURB AND GUTTER PER MILLCREEK CITY STD #140	3/CDT.02
⑦	TRANSITION CURB AND GUTTER	
⑧	CONC. RETAINING WALL (DESIGNED BY OTHERS)	A/CGD.01
⑨	DRIVE APPROACH PER MILLCREEK CITY STD # 125	2/CDT.02
⑩	SIDEWALK PER MILLCREEK CITY STD NO. 145	4/CDT.02
⑪	15 MPH SPEED LIMIT SIGN	
⑫	4' WATERWAY PER MILLCREEK CITY STD #116	1/CDT.02

PARTICULARS	S.F.	%
HARDSCAPE	11,968	21.4
LANDSCAPE	38,135	68.0
BUILDING AREA	6,000	10.6
ACCESS AREA	5,090	
AREA WITHOUT ACCESS	51,012	
TOTAL	56,103	100



NOTE:
WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO ANY WORK WITHIN ADJACENT PROPERTIES.

BUILDING SETBACK NOTE:
THE BUILDING SETBACKS FOR R-1-10 ARE:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 15 FEET
SETBACKS MUST BE VERIFIED PRIOR TO INDIVIDUAL LOTS PERMITTING OR CONSTRUCTION.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT MILLCREEK CITY STANDARDS AND SPECIFICATIONS.

DRIVEWAY NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NO.	DATE	DESCRIPTION
1	10/25/22	REVISED PER CITY COMMENTS
2	04/02/23	REVISED PER CITY COMMENTS

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

HONEYCUT HOLLOW SUBDIVISION
3825 SOUTH ARROYO ROAD
MILLCREEK, UTAH

PROJECT NO. 2107222
SITE PLAN
CSP.01
4 OF 12

EXHIBIT E

MILLCREEK CITY LAND USE

REQUEST FOR A VARIANCE)	APPROVAL
OF LOT SIZE, SETBACK AND)	
PRIVATE ROAD REQUIREMENTS)	File # LUHO 2022-008
FOR PROPERTY LOCATED AT)	
3825 S ARROYO ROAD)	Hearing Officer
IN MILLCREEK CITY)	J. Richard Catten

Parcel ID #'s: 16-33-403-026
16-33-403-027
16-33-403-028

Property Address: 3825 S Arroyo Road

Applicant: Robert Ricks

This request was heard by the Millcreek City Land Use Hearing Officer on April 28, 2022. The Applicant requests variances to 1) reduce the minimum ½ acre lot size; 2) reduce the minimum 50-foot setback requirement, as measured from the center line of a private right of way; and 3) develop lots which access into a private right of way less than 42 feet wide. The property consists of 3 lots within the East Forest Hills subdivision and is surrounded by developed parcels with an easement connecting the land to Arroyo Road. The total acreage of the 3 parcels is approximately 1.17 acres and a small ravine is located adjacent to and partly on the property (collectively, the 3 lots are referred to as the “Property”).

The Applicant was present and was represented by his attorney who spoke at the hearing. Millcreek City was represented by Planners Katie Larsen and Brad Sanderson. Public comment was allowed at the hearing and written comments received by the City

were also considered. The Hearing Officer, being fully advised in the premises and based on the material in the file, the information presented at the hearing, and the relevant ordinances and laws, NOW FINDS AS FOLLOWS:

REQUIREMENTS FOR APPROVAL

The Millcreek City Land Use hearing officer may grant a variance from the land use ordinances if the request meets the criteria set forth the Utah Code and in the following section of the Millcreek City Code:

19.92.050 Variances

1. The authority shall have the following powers to authorize on appeal in specific cases a variance from the terms of this title. The authority may grant a variance only if:
 1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;
 2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
 3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
 4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 5. The spirit of this title is observed and substantial justice is done.

2. In determining whether enforcement of this title will cause unreasonable hardship, the authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances particular to the property, not from conditions which are general to the neighborhood. In determining whether or not enforcement of this title would cause an unreasonable hardship, the authority may not find an unreasonable hardship if the hardship is self-imposed or economic. In determining whether or not there are special circumstances attached to the property, the authority may find that special circumstances exist only if special circumstances relate to the hardship complained of and deprive the property of the privileges granted to other properties in the same district. The applicant shall bear the burden of proving that all the conditions justifying a variance have been met.

3. In granting a variance, the authority may impose additional requirements on the applicant that will mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified.

In this case, the applicant has met the burden of proof on each requirement and the variance is granted, with conditions.

FINDINGS

1. The proposed use to be placed on the Property consists of 3 single family homes. One home on each lot. The current lot configuration would not support this development, so the Applicant as applied to amend the subdivision and reconfigure the lots into 3 lots that each exceed 10,000 square feet. That application is pending with the City. The lots will be accessed by a private right of way connecting to Arroyo Road.

2. The current zoning of the parcel is R-1-10, which requires minimum 10,000, square foot lots.

3. Section 19.76.080, Millcreek City Code, requires one half acre lots for all lots fronting private driveways.

4. The 3 lots were platted as part of the East Forest Hills Subdivision which was recorded in 1946.

5. The Property was reconfigured by deeds recorded in 1992, however, since the land was platted and could not be reconfigured by deed, the City does not recognize those deeds as a valid subdivision of the Property. Salt Lake County does recognize the deeded parcels as separate tax parcels.

6. This Application for Variances does not create any new lots on the Property, nor does it reconfigure the existing lots.

7. In 1983, an access easement connecting the Property to Arroyo Road was recorded with the Salt Lake County Recorder.

8. Literal enforcement of the requirements of the Millcreek Code causes an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the ordinances. Granting the variances will allow the Applicant to construct homes on 3 lots that are otherwise in compliance with the City ordinances. This will allow the Applicant to develop the Property in a way that is consistent with the property rights possessed by other property located in the same district. Granting the variances is essential to the enjoyment of a substantial property right possessed by other property in the district.

9. There are obvious unique circumstances that are attached to the Property. Those circumstances include the following: 1) the Property is an infill parcel that is essentially landlocked by developed single family residential parcels and cannot be enlarged; 2) the Property is also constrained by the location of a small ravine upon and adjacent to a portion of the Property; 3) prior to the adoption of the current land use ordinances, the Property was approved for development by its 1946 subdivision into 3 lots and it is currently recognized as 3 separate taxable parcels by the Salt Lake County Assessor; 4) the only access to Arroyo Road is by a 25 foot wide private easement; and 5) the easement runs between two developed parcels that have existing homes and it is not practical or possible to widen the private easement.

10. Granting the variances will not substantially affect the general plan and will not be contrary to the public interest. To the contrary, granting the variances will allow the Property to be developed in harmony with the with the City's General Plan and

zoning ordinances. The Property is in an area designated for single family detached dwellings and is zoned R-1-10, which requires minimum 10,000 square foot lots. Approval of the variances will allow the lots to be developed in a manner consistent and compatible with the surrounding properties and will support the General Plans goal to protect and support neighborhoods. Although the construction of the 3 homes may affect the neighborhood and adjacent landowners, potential detrimental effects can be mitigated by the imposition of additional requirements on the new development.

11. Granting the variances is in keeping with the spirit of the ordinances and provides substantial justice to the parties.

12. The hardship found in this case is a direct result of the unique circumstances recited above in paragraph 9 and is not based on conditions which are general to the neighborhood.

13. The hardship found in this case is not self-imposed or economic.

ANALYSIS

The Applicant has requested 3 separate variances to accommodate the development of 3 homes on 3 lots which are almost entirely surrounded by existing single family residential development. Each of the three variance requests meets the legal criteria for a variance to be granted.

Prior to granting any variance, it is necessary to determine if the literal enforcement of the City's land use ordinances causes a hardship to the Applicant. The hardship must be caused by special circumstances that are unique to the property and not common to the neighborhood in general. In this case, the special circumstances are both numerous and obvious and are set forth in detail in Finding paragraph 9 above. The

Property consists of three lots sitting in the middle of a developed residential subdivision with limited access to a public street. There is no indication that such a circumstance is common to the neighborhood, but rather, it is a unique situation. The setback variance is necessary to allow for sufficient building space on each lot; the private road width variance is necessary because of the landlocked nature of the access to Arroyo Road; and the lot size variance is necessary to allow development of all three lots.¹

The unique circumstances related to the Property create a hardship for the Applicant because current City ordinances regarding applicable setbacks, private drive width, and lot size, would prohibit his development of the 3 lots as residential parcels. Even though the lots were created for that purpose when platted in 1946. Also, failing to grant the variances would deprive the Applicant of the ability to build homes on platted residential lots, a substantial right enjoyed by other property owners in the subdivision.

Granting the variances is also in keeping with the City's General Plan which envisions residential development on these lots. The current zone for the Property is R-1-10 and the proposed reconfiguration of the existing lots will meet the lot size standard for that zone. Granting the variances, with conditions, is not contrary to the public interest. The proposed development will result in lots sizes and homes that are similar to others in the neighborhood and provides for infill development that is consistent with surrounding properties.

There were several people from the neighborhood who provided either written comments, appeared at the hearing and spoke, or both, regarding the proposed development. The comments were generally against granting one or more of the

¹ Each lot must still comply with the 10,000 square foot minimum lot size requirement of the R-1-10 zone.

variances, particularly the lot size reduction. Taken as a whole, there were concerns about traffic and parking, but the most common concern was that three homes could be built on the Property. The neighborhood clearly would prefer two homes, rather than three.

However, the Applicant is the owner of three lots, not two. Whether you look at the 1946 plat or the lots as reconfigured by deed in 1992, under any scenario, there are three lots. One of the original lots as shown on the 1946 subdivision plat is small and shaped like it is intended to be an access to the area, but it is not labeled as an access and is platted and numbered just as every other lot in the subdivision. The Applicant has proposed amending the plat to change the configuration of the 3 lots, but that is outside the scope of this variance request. The variances granted do not change any of the platted lot lines.

Ultimately it is clear that, given the unique nature of the property, the literal application of the City's land use ordinances cause the Applicant an unreasonable hardship that is not necessary to carry out the general purposes of those ordinances and would deprive the Applicant of a property right enjoyed by the other properties in the vicinity. Granting the variances, with the conditions stated below, will further the goals of the general plan, be in keeping with the spirit of the ordinances, not be contrary to the public interest and will do substantial justice.

APPROVAL

Based on the applicable law and the forgoing findings, the Applicant's Request for Variances is approved as follows:

1. The variance from the lot size requirement of Section 19.76.080, Millcreek City Code is hereby granted.
2. The variance from the minimum 50-foot setback from the center of a private road is granted.
3. The request to develop lots on a private road that is less than 42 feet wide is hereby granted.

These variances are subject to the following requirements and conditions:

1. The lot sizes shall not be reduced below the current R-1-10 zoning requirements.
2. The setback from the private right of way shall be a minimum 30 feet from the edge of the private right of way.
3. The private right of way which accesses the Property may not be less than 25 feet wide (and must be widened in certain areas as set forth in paragraph 6 below).
4. Unless otherwise approved by the City Fire Marshall, "No Parking" signage shall be installed at the turn around near the end of the private right of way and along the portion of the right of way between the Property and Arroyo Road.
5. The use of the private right of way shall be limited to the current two adjacent users and the three residential lots located on the Property. This limitation shall be stated on the recorded plat amendment.
6. The portion of the private right of way located on the Property shall be sufficiently widened to accommodate improvements including, but not limited to, travel lanes in both directions, on-street parking and a sidewalk on one side, as may be recommended and approved by the City Engineer.

7. The Applicant shall make a good faith effort to work with the neighboring property owners on either side of the portion of the private right of way that connects to Arroyo Road to eliminate and/or reduce the width of as many drive accesses into the private drive as possible.

8. The Applicant shall make the necessary improvements with the Arroyo Road right of way to properly connect the private and public improvements, as may be required by the City Engineer.

9. The Applicant must meet all other applicable City requirements including land use, engineering, construction, and building permits.

DATED THIS 5th day of May 2022.



J. Richard Catten
Millcreek City Land Hearing Officer

Millcreek City Hall
1330 E Chambers Ave
Millcreek, Utah 84106
millcreekut.gov



Planning & Zoning
(801) 214-2700
planner@millcreekut.gov

LUHO-25-001

Staff Report

Meeting Date: 2/12/2025

Applicant: Steve Scoville

Re: Alter a Non-Compliant Structure

Property Address: 3821 S Arroyo Rd.

Zone: R-1-10

Prepared By: Zack Wendel

REQUEST AND SYNOPSIS

The applicant is seeking approval to alter a non-compliant single-family structure located at 3821 South Arroyo Road. The Applicant is proposing to remove the existing western portion (front) of the existing residence and rebuild a new addition, at roughly the same location as the existing structure. The non-compliance relates to the front yard setback. The required front yard setback is thirty (30) feet, according to the adopted Millcreek Code found in MKZ 19.14 and MKZ 19.71. The northwest corner of the current structure is approximately 2 feet 3 inches into the front yard setback.

The Land Use Hearing Officer may allow for a noncomplying structure to be enlarged pursuant to Millcreek's Nonconforming Uses and Noncomplying Structures (MKZ 19.88.070).

19.88.070 Additions, Enlargements, Moving and Reconstruction of a Structure

1. A noncomplying structure or building occupied by a nonconforming use shall not be added to or enlarged in any manner or moved to another location on the lot or reconstructed at another location on the lot except as provided by subsection B of this section unless such additions and enlargements comply with the regulations and intent of this title.
2. A building occupied by a nonconforming use, or a noncomplying structure may be added to or enlarged or moved to a new location on the lot or reconstructed at a new location on the lot upon a permit authorized by the land use hearing officer, provided that the land use hearing officer shall find:
 - a) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location on the lot is in harmony with one or more of the purposes of this title as stated in

- MKZ 19.02.020, and is in keeping with the intent of this title;
- b) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot is compatible with existing development within a reasonable distance in terms of height, mass and applicable building envelope requirements, and lot coverage; and
 - c) The addition to, enlargement of, moving of, or reconstruction of the structure at a new location of the lot will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property.
 - d) That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.
3. The Land Use Hearing Officer may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject property, consistent with the standards of this Title.

FINDINGS, CONCLUSIONS, & RECOMMENDATION

Findings:

1. Non-conforming structures may be expanded according to the terms set forth in the land use ordinance. Millcreek Code [§19.88.070](#).
2. According to the Office of the Salt Lake County Recorder, the home appears to have been originally built in 1967.
3. The zoning code of the time the structure was built, required a 30-foot front yard setback (1966 Zoning Ordinance).
4. The property is currently located within the R-1-10 Zone which currently requires a 30-foot front yard setback [MKZ 19.71.030](#).
5. The northwest corner of the existing structure extends about 2'-3" into the front yard setback.
6. It is uncertain as to why the existing northwest corner of the structure extends into the front yard setback.
7. The southwest corner of the existing structure has a deck that extends into the front yard setback by about 8'. This will be removed with the remodel, bringing the southwest corner into compliance.
8. The applicant is seeking to remove the front portion of the existing structure and rebuild it again roughly within the same location.
9. The rest of the scope of work for the remodel will comply with the height and setback requirements set forth by both the R-1-10 Zone and the RCOZ standards and is both compatible and in harmony with the intent of the established requirements as set forth by Millcreek Code [MKZ 19.88.070](#).

Conclusions:

1. The rest of the scope of work for the remodel will comply with the height and setback requirements set forth by both the R-1-10 Zone and the RCOZ standards and is both compatible and in harmony with the intent of the established requirements as set forth by Millcreek Code MKZ 19.88.070.
2. The addition will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property, nor does it impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and otherwise meets the criteria set forth by Millcreek Code [MKZ 19.88.070](#).

Recommendation:

Based on the findings and conclusions listed above, it is Staff's opinion that the addition will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance of the subject property, nor does it impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure and otherwise meets the criteria set forth by Millcreek Code MKZ 19.88.070.

SUPPORTING DOCUMENTS

- Letter of Intent
- Plan Set

January 6, 2025
Permit #: 242068

Millcreek Planning and Zoning
1330 East Chambers Avenue
Millcreek, UT 84106
Phone: (801) 214-2700

Subject: The Bramble Renovation

Dear Millcreek Planning and Zoning Department,

As the design team of the proposed renovation project, we are requesting approval to utilize the existing building footprint of the home located at 3821 S Arroyo Road for a comprehensive renovation.

The proposed renovation will remain entirely within the boundaries of the existing footprint, which encroaches upon the defined front setback by approximately three feet. We acknowledge this non-conformance and seek to maintain the existing footprint without expanding the encroachment.

Key elements of the renovation include:

1. Relocation and Reorientation of the Garage:

1. The existing two-car garage, currently situated at street level with a large, street-facing garage door, will be repositioned to the basement level.
2. This adjustment will improve the streetscape by concealing the garage from street sightlines, enhancing the visual appeal of the property and the surrounding neighborhood.

2. Repurposing the Current Garage Space:

1. The portion of the existing building footprint that currently accommodates the garage will be converted into functional living space, specifically a new kitchen and dining room.
2. This change will enhance the usability and livability of the home while adhering to the overall size and scale of the existing footprint.

We believe this renovation will contribute positively to the character of the neighborhood by addressing the visual prominence of the garage while maintaining the overall size of the structure.

Thank you for considering our request. Please let us know if additional materials or clarifications are required for your review.

Sincerely,



ARCFLO
Architecture + Planning
Steve Scoville
Principal

T 801.320.9773
F 801.320.9774
steve@arcflo.com
www.arcflo.com

BRAMBLE RENOVATION



VICINITY MAP

NOT TO SCALE



PROJECT DIRECTORY

OWNER
JOHN & JOAN BRAMBLE
 3821 SOUTH ARROYO ROAD
 MILLCREEK, UTAH 84106

ARCHITECTURAL DESIGN
ARCFLO
 228 EAST 500 SOUTH, SUITE 101
 SALT LAKE CITY, UTAH 84111

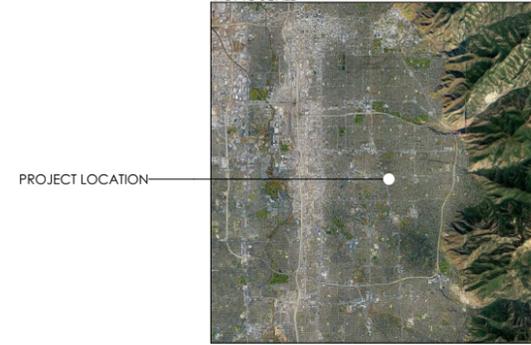
801 320 9773 projects@arcflo.com

STRUCTURAL ENGINEER
RIVERSTONE STRUCTURAL CONCEPTS License No.: 7865844-2203
 Patrick E. Bird, P.E.
 7154 W. State Street, Suite 297
 Boise, ID 83714

208 343 2092 jake@riverstonesc.com

PROJECT LOCATION

NOT TO SCALE



SITE BOUNDARIES

NOT TO SCALE



AD 107

DISCIPLINE DESIGNATORS	SHEET TYPES	SEQUENCE NUMBERS
------------------------	-------------	------------------

AD 107

DISCIPLINE DESIGNATORS	SHEET TYPES	SEQUENCE NUMBERS
AG	ARCHITECTURAL GENERAL	V
H	HAZARDOUS MATERIALS	B
AS	ARCHITECTURAL SITE	C
A	ARCHITECTURAL	L
M	MECHANICAL	P
MQ	MECHANICAL EQUIPMENT	F
E	ELECTRICAL	X
EP	ELECTRICAL POWER	O
EQ	ELECTRICAL EQUIPMENT	D
T	TELECOMMUNICATIONS	I
W	DISTRIBUTED ENERGY	S
Z	CONTRACTOR / SHOP DRAWINGS	P
RA	RESOURCE / REFERENCE ARCHITECTURAL	

AD 107

GENERAL	SYMBOL LEGEND, ABBREVIATIONS, GENERAL PLANS
0	GENERAL: SYMBOL LEGEND, ABBREVIATIONS, GENERAL PLANS
1	ELEVATIONS
2	SECTIONS
3	LARGE SCALE DRAWINGS: PLANS, ELEVATIONS, SECTION DETAILS
4	SCHEDULES AND DIAGRAMS
5	USER DEFINED
6	USER DEFINED
7	3D DRAWINGS: ISOMETRIC, PERSPECTIVE, PHOTOS
8	
9	

AD 107

ARCHITECTURAL DEMOLITION FLOOR PLAN, SEVENTH S
AD 107
P102
A 204
MP501

SYMBOL LEGEND:

	SLIDING DOOR
	BI-FOLD DOOR
	DOOR
	POCKET DOOR
	WALL TYPE TAG
	SECTION MARKER
	INTERIOR ELEVATION MARKER
	KEYNOTE
	DETAIL MARKER
	GRID LINE

ABBREVIATIONS:

TYP	TYPICAL
A.F.F.	ABOVE FINISH FLOOR
T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING
E.N.G.	ENGINEERING
B.O.C.	BOTTOM OF CEILING
T.O.C.	TOP OF CEILING
T.O.F.	TOP OF FOOTING
B.O.B.	BOTTOM OF BEAM
V.I.F.	VERIFY IN FIELD
B.O.B.	BOTTOM OF BEAM
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DECK
MFG	MANUFACTURER SPECIFICATIONS
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
FD	FLOOR DRAIN
TEMP.	TEMPERED
N.J.C.	NOT IN CONTRACT
SEL.	SELECTED

DEFERRED SUBMITTALS:

- Plumbing Design Engineering & Calculations
- Landscape Architecture & Design
- Fire Alarm System Design
- REScheck
- Electrical Design Engineering & Calculations
- Exhaust Vent Specifications
- Plumbing Fixtures
- Power & Lighting Fixtures
- Water Heater Specifications
- Gas Line Schematic Diagram

AREA SUMMARY:

Existing Residential Structure:		
Story:	Habitable:	Unhabitable:
Level 2	*982 sq. ft.	NA
Level 1	*1,907 sq. ft.	*1,139 sq. ft.
Basement	*1,210 sq. ft.	*63 sq. ft.
Gross Total:	*4,099 sq. ft.	*1,202 sq. ft.

Area of Improvement:		
Story:	Habitable:	Unhabitable:
Level 2	684 sq. ft.	NA
Level 1	1,894 sq. ft.	NA
Basement	NA	NA
Gross Total:	2,578 sq. ft.	NA

Area of Addition:		
Story:	Habitable:	Unhabitable:
Level 2	NA	NA
Level 1	735 sq. ft.	662 sq. ft.
Basement	35 sq. ft.	801 sq. ft.
Gross Total:	770 sq. ft.	1,463 sq. ft.

* Square Footage is Approximate - VERIFY IN FIELD

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE	2021 IRC
INTERNATIONAL MECHANICAL CODE	2021 IMC
INTERNATIONAL PLUMBING CODE	2021 IPC
NATIONAL ELECTRICAL CODE	2020 NEC
INTERNATIONAL FIRE CODE	2021 IFC

CONTRACTOR NOTES:

- INSTALL ALL ITEMS AS PER MANUFACTURER SPECIFICATIONS
- CONTRACTOR SHALL NOT SEPARATE DRAWING SHEETS FROM SET OF PLANS & SHALL PROVIDE SUBCONTRACTORS CONSTRUCTION DOCUMENTS IN THEIR ENTIRE FORMAT.
- ALL PRINTED PLANS SHALL BE PRINTED TO SCALE AND IN FULL COLOR

PROJECT SUMMARY

Site:
 3821 SOUTH ARROYO ROAD,
 MILLCREEK, UTAH 84106

Authority Having Jurisdiction:
 MILLCREEK

Parcel Number:
 PARCEL 1633403002000

Legal Description:
 LOT 26 EAST FOREST HILLS 8376-1618 8937-5580
 9275-3277

Zone:
 R-1-10 SINGLE-FAMILY RESIDENTIAL DISTRICT

Project Description:
 This project is the new construction of an attached garage, living space & driveway access.

ARCFLO

a visionary design firm
 Studio 228
 228 East 500 South, Suite #101
 Salt Lake City, Utah 84111
 T 801 320 9773
 projects@arcflo.com

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
 BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
 ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

BRAMBLE RENOVATION

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

COVER SHEET

SCALE:

As Noted

SHEET NUMBER:

G 000

FIELD VERIFY ALL MEASUREMENTS

C:\Users\jbram\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION-01_PD_2024-12-12.dgn 10:50 PM 12/12/2024 RM-770A-22_BRAMBLE_RENOVATION-01_PD_2024-12-12.dgn

D

C

B

A

SHEET INDEX:

INDEX - GENERAL

G 000 COVER SHEET
G 001 SHEET INDEX / GENERAL NOTES

INDEX - CIVIL

1 OF 1 CIVIL SURVEY

INDEX - ARCHITECTURAL SITE PLANS

AS 101 ZONING SITE PLAN
AS 102 ARCHITECTURAL SITE PLAN
AS 103 GRADING + DRAINAGE PLAN

INDEX - ARCHITECTURAL

A 101 EXISTING CONDITIONS - LEVEL 1
A 102 DEMOLITION PLAN - LEVEL 1
A 103 GRID LAYOUT PLAN - LEVEL 1
A 104 DIMENSION PLAN - LEVEL 1
A 105 NOTED PLAN - LEVEL 1
A 106 EXISTING CONDITIONS - LEVEL 2
A 107 DEMOLITION PLAN - LEVEL 2
A 108 GRID LAYOUT PLAN - LEVEL 2
A 109 DIMENSION PLAN - LEVEL 2
A 110 NOTED PLAN - LEVEL 2
A 111 EXISTING CONDITIONS - BASEMENT
A 112 DEMOLITION PLAN - BASEMENT
A 113 GRID LAYOUT PLAN - BASEMENT
A 114 DIMENSION PLAN - BASEMENT
A 115 NOTED PLAN - BASEMENT
A 116 EXISTING CONDITIONS - ROOF
A 117 DEMOLITION PLAN - ROOF
A 118 ROOF DRAINAGE PLAN
A 201 EXTERIOR VISUAL AIDS
A 202 NORTH EXTERIOR ELEVATION
A 203 SOUTH EXTERIOR ELEVATION
A 204 WEST EXTERIOR ELEVATION
A 205 EAST EXTERIOR ELEVATION
A 301 BUILDING SECTIONS
A 302 BUILDING SECTIONS
A 303 WALL DETAIL
A 501 ARCHITECTURAL DETAILS
A 601 DOOR SCHEDULE - LEVEL 1
A 602 DOOR SCHEDULE - BASEMENT
A 603 WINDOW SCHEDULE
A 604 PLUMBING FIXTURE PLAN
A 605 PLUMBING FIXTURE SCHEDULE
A 606 APPLIANCE PLAN
A 607 APPLIANCE SCHEDULE

INDEX - STRUCTURAL

S0.00 GENERAL STRUCTURAL NOTES
S0.01 GENERAL NOTES & SCHEDULES
S0.10 TYPICAL FOUNDATION DETAILS
S0.11 TYPICAL STEEL DETAILS
S0.12 TYPICAL SHEAR DETAILS
S0.13 TYPICAL WOOD DETAILS
S1.00 FOUNDATION PLAN
S1.01 MAIN FLOOR FRAMING PLAN
S1.02 ROOF FRAMING PLAN
S2.00 FOUNDATION DETAILS
S2.10 WOOD FRAMING DETAILS
S2.20 STEEL DETAILS

INDEX - ELECTRICAL

E 101 LIGHTING PLAN - LEVEL 1
E 102 POWER & DATA PLAN - LEVEL 1
E 103 LIGHTING PLAN - LEVEL 2
E 104 POWER & DATA PLAN - LEVEL 2
E 105 LIGHTING PLAN - BASEMENT
E 106 POWER & DATA PLAN - BASEMENT

Total Index Sheet Count: 58

GENERAL NOTES:

1. Construction not specifically indicated shall be accomplished per minimum requirements of the International Residential Code, of 2021 or the latest edition and all other codes as required for the systems constructed in this project. All work shall be completed in accordance with manufacturer recommendations and industry standards, unless more stringent requirements are indicated.
2. CONTRACTOR is to visit site prior to bidding in order to field determine actual site conditions and notify the architect of any discrepancies.
3. Actual site dimensions could vary, the contractor shall verify all dimensions before starting work, and notify the architect immediately of any discrepancies found. These drawings are not to be scaled for construction.
4. If there are any conflicts between items on drawings and general notes or specifications, the most stringent requirement governs.
5. CONTRACTOR and/or building owner shall keep loads on the structure within the limits of the design both during and after construction.
6. CONTRACTOR assumes full liability for any problems that may arise due to potential errors, omissions, and/or conflicts on these plans. Use of these plans for building purposes constitutes compliance with the above terms.
7. CONTRACTOR shall be responsible for the protection of and the safety in and around the job site and of adjacent properties.
8. Compliance with codes and ordinances governing the work shall be made and enforced by the CONTRACTOR.
9. All change orders to be approved in writing prior to construction.
10. GENERAL CONTRACTOR is to coordinate the work of the mechanical, electrical and plumbing systems. Complete all work necessary for systems to function properly.
11. Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Emergency egress shall be required in each sleeping room of a basement, but not in adjoining areas of the basement. Emergency escape and rescue openings shall have a sill height of not more than 44 inches above the floor.
12. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet shall not require an emergency escape and rescue opening.
13. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
14. All emergency escape and rescue openings shall have a minimum net clear opening height of 24 inches.
15. All emergency escape and rescue openings shall have a minimum net clear opening width of 20 inches.
16. Emergency escape and rescue openings shall be operational from inside of the room without the use of keys, tools or special knowledge.
17. Ceiling-suspended fans (paddle) shall be supported independently of an outlet box or by a listed outlet box or outlet box system identified for the use.
18. In damp or wet locations, cabinets and panel boards of the surface type shall be placed or equipped so as to prevent moisture or water from entering and accumulating within the cabinet, and shall be mounted to provide an airspace not less than 1/4 inch between the enclosure and the wall or other supporting surface.

19. Cabinets installed in wet locations shall be weatherproof. For enclosures in wet locations, raceways and cables entering above the level of uninsulated live parts shall be installed with fittings listed for wet locations.
20. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finished floor to the lowest projection from the ceiling.
21. Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
22. Ceilings in basements without habitable spaces may project to within 6 feet, 8 inches of the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet 4 inches of the finished floor.
23. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of 7 feet and no portion of the required floor area may have a ceiling height less than 5 feet.
24. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches over the fixture and at the front clearance area for fixtures. A shower or tub equipped with a shower head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head.
25. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed.
26. Approved corrosion-resistant flashing shall be applied single-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish.
27. Approved corrosion-resistant flashing shall be installed at exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.
28. Approved corrosion-resistant flashing shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls with projecting lips on both sides under stucco copings.
29. Approved corrosion-resistant flashing shall be installed under and at the ends of masonry, wood or metal copings and sills.
30. Approved corrosion-resistant flashing shall be installed continuously above all projecting wood trim.
31. Approved corrosion-resistant flashing shall be installed where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
32. Approved corrosion-resistant flashing shall be installed at all wall and roof intersections.
33. Approved corrosion-resistant flashing shall be installed at built-in gutters.
34. Approved corrosion-resistant flashing shall be on an approved corrosion-resistant flashing with a 1/2 inch drip leg extending past the exterior side of the foundation.
35. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or more. The rough framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.
36. Openings from a private garage directly into a sleeping room shall not be permitted.

37. Openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches or 20-minute fire-rated doors.
38. The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms by not less than 5/8-inch type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent.
39. Garages located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than 1/2-inch gypsum board applied to the interior side of exterior of exterior walls that are within this area. Openings in these walls shall be regulated by section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
40. Occupancy separations shall be vertical (walls from floor to underside of roof sheathing) or horizontal (ceiling or floor above) or both. Where horizontal, the structural members supporting the separation shall be protected by fire-resistive construction. Nailing shall be 6 inches o.c. for the ceiling and 7 inches o.c. for the walls.
41. Glazing in swinging doors except jalousies shall be tempered.
42. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies shall be tempered.
43. Glazing in all storm doors shall be tempered.
44. Glazing in all swinging doors shall be tempered.
45. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall be tempered. Glazing in any part of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be tempered.
46. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface shall be tempered.
47. Glazing in an exposed area of an individual pane larger than 9 square feet shall be tempered.
48. Glazing where the bottom edge of an individual fixed or operable panel is less than 18 inches above the floor shall be tempered.
49. Glazing where the top edge of an individual fixed or operable panel is more than 36 inches above the floor shall be tempered.
50. Glazing of an individual fixed or operable panel which has one or more walking surfaces within 36 inches horizontally of the glazing shall be tempered.
51. All glazing in railings regardless of an area or height above a walking surface shall be tempered, included are structural baluster panels and nonstructural infill panels.
52. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge shall be tempered. This shall apply to single glazing and all panes in multiple glazing.
53. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface shall be tempered.

54. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread shall be tempered.
55. Site built windows shall comply with section 2404 of the International Building Code.
56. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
57. A ladder shall be allowed to encroach a maximum of 6 inches into the required dimensions of the window well.
58. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.
59. Window well ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.
60. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by section R310.1.1.
61. Bars, grilles, covers and screens or similar devices permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with section R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or special knowledge or force greater than that which required for normal operation of the escape and rescue opening.
62. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.
63. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610mm) inside the exterior wall line of the building, or ice and water shield.
64. Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.
65. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls, the grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.
66. Install ALL items per respective industry standards
67. Portions and parts of building assemblies are to be installed as per manufacturer specifications. Contractor shall inform Arcflo of any changes to the design prior to executing and changes in field.

FIELD VERIFY ALL MEASUREMENTS

D

C

B

A



SITE TOPOGRAPHIC SURVEY
3821 SOUTH ARROYO ROAD
LOCATED IN THE SE 1/4 SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY UTAH

PROPERTY DESCRIPTION

PARCEL 16-33-403-002
 ALL OF LOT 26 OF THE EAST FOREST HILLS SUBDIVISION,
 RECORDED IN BOOK "J", OF PLATS PAGE 88, DATED APRIL 10,
 1946 IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 16-33-403-035
 BEGINNING AT A POINT S 89°32'08" E 485.02 FT & S 467.26 FT
 FROM THE CENTER SECTION 33, T1S, R1E, SLB&M; THENCE S
 14°08'20" E 82.22 FT; THENCE S 21.10 FT; THENCE WEST 4.57 FT;
 THENCE N 0°01'14" W 25.98 FT; THENCE N 12°30' W 76.44 FT;
 THENCE N 77°34'37" E 1.06 FT TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT REQUEST OF STEVE SCOVILLE
 OF ARCFLO. (OWNER OF RECORD JOAN & JOHN BRAMBLE). THE
 PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF
 EXISTING IMPROVEMENTS FOR POSSIBLE SITE DEVELOPMENT.
 AN ADJACENT SURVEY HAS BEEN FOUND STAKED ON THE GROUND
 AND RECORDED. THIS SURVEY (RECORDED PLAT) STATED THAT
 ITS PURPOSE WAS TO LOCATE EXISTING FENCING FOR PROPERTY
 LINE AGREEMENTS TO BE MADE.
 THESE FOUND POINTS FROM THAT PREVIOUS SURVEY ARE SHOWN
 ON THIS TOPOGRAPHIC PLAT.
 BASIS OF BEARING IS DERIVED FROM FOUND MONUMENTS IN THE
 CENTER LINE OF 3900 SOUTH STREET. THE BASIS OF BEARING IS
 SOUTH 89°56'30" WEST 1038.30 FEET, AS PER THE OFFICIAL
 RECORDED SUBDIVISION PLAT AND PREVIOUS RECORDED SURVEYS
 HAVE BEEN UTILIZED TO DETERMINE THE PLACEMENT OF THIS
 PARCEL AND CORRELATE WITH THE MONUMENTS.
 NOTE THAT THE ORIGINAL EAST FOREST HILLS SUBDIVISION
 (1946), UTILIZED THE CENTERLINE OF 3900 SOUTH (BASIS OF
 BEARING).
 THE PLAT SHOWS THE 3900 SO. R/W, WITH A TIE DISTANCE TO
 THE CENTER OF SECTION WHICH CHECKS OVER ROUGH TERRAIN FOR
 0.5' MEASURED IN 1946. THE FOUND MONUMENTS IN 3900
 SOUTH ALIGN WITH THE FOREST BEND INTERSECTION ROADS AND
 THE DISTANCE BETWEEN MONUMENTS CHECK WITH THE FOREST
 BEND SUBDIVISION PLAT. THESE INTERSECTION MONUMENTS HAVE
 BEEN UTILIZED IN SURVEYS OF THE EAST FOREST BEND LOTS.



SURVEY CERTIFICATION

I, RICHARD K. JOHANSON, DO HEREBY CERTIFY THAT I AM A LICENSED
 PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 152956, AS
 PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; AND THAT I HAVE
 MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND
 THAT THIS SURVEY RETRACES DEED LINES AND DOES NOT NECESSARILY
 PURPORT TO HAVE DETERMINED OWNERSHIP OR POSSESSION OF IMPROVEMENTS
 WHICH MAY EXTEND ACROSS DEED LINES.

SIGNATURE: _____

DATE: _____



SURVEYOR'S NOTES

A TITLE REPORT MAY PROVIDE INFORMATION
 CONCERNING EASEMENTS.
 SURVEYOR MAKES NO WARRANTIES OR
 GUARANTEES TO THE EXISTENCE OF/OR POSSIBLE
 EASEMENTS THAT MAY AFFECT PARCELS.

SHEET
 1 OF 1
 PRELIMINARY
 DEC. 16 2024

24
 OWNER OF RECORD
 EARL, ROBERT D & DANA M
 16-33-403.005

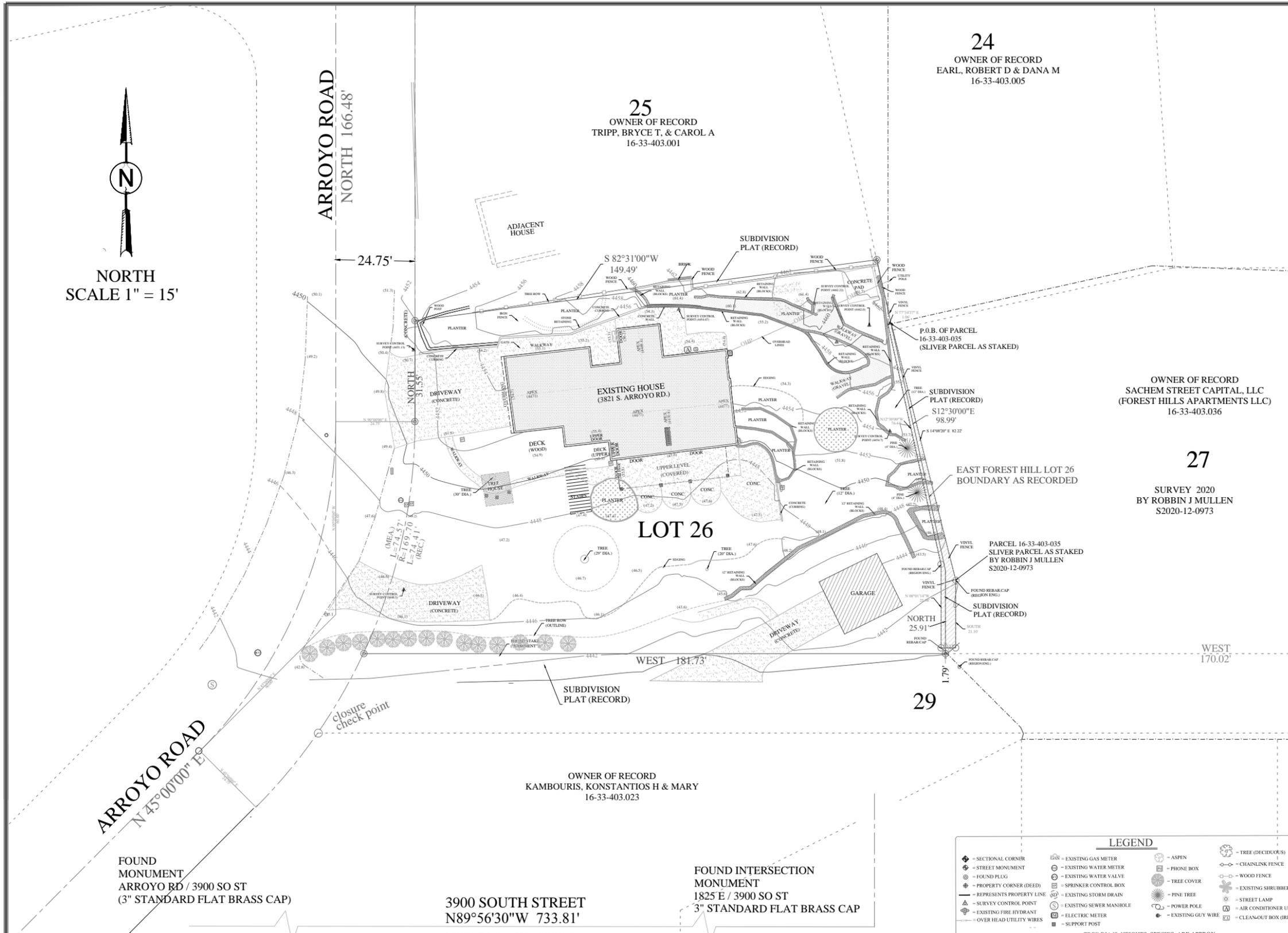
25
 OWNER OF RECORD
 TRIPP, BRYCE T. & CAROL A
 16-33-403.001

OWNER OF RECORD
 SACHEM STREET CAPITAL, LLC
 (FOREST HILLS APARTMENTS LLC)
 16-33-403.036

27
 SURVEY 2020
 BY ROBBIN J MULLEN
 S2020-12-0973

OWNER OF RECORD
 KAMBOURIS, KONSTANTIOS H & MARY
 16-33-403.023

29



NORTH
 SCALE 1" = 15'

ARROYO ROAD
 NORTH 166.48'

24.75'

NORTH
 315.55'

DRIVEWAY
 (CONCRETE)

DECK
 (WOOD)

UPPER LEVEL
 (COVERED)

CONC.

LOT 26

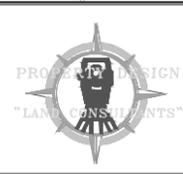
WEST 181.73'

WEST 170.02'

NORTH 25.91'

WEST 170.02'

SCALE:	AS SHOWN
DATE:	DEC. 16 2024
DRAWN BY:	R.K.J./CFB
SURVEY BY:	R.K.J.
CHECKED BY:	R.K.J./C.F.B.
JOB #:	R-22-031-B



PROPERTY DESIGN LLC.
"LAND CONSULTANTS"
 P.O. BOX 701168
 SALT LAKE CITY UT 84170
 (801) 955-6339
 (801) 495-2541
 (propertydesignllc@gmail.com)



GRAPHIC SCALE
 (IN FEET)
 1 inch = 15 ft.

TOPOGRAPHIC LEGEND
 CONTOURS ARE SHOWN AT A 1' CONTOUR INTERVAL AND
 HIGHLIGHTED AND AT A 2' INTERVAL.
 THE PROJECT BENCHMARK IS THE TOP OF THE WATER METER
 NEAR THE FRONT AND SOUTH PORTION OF THE PROPERTY.
 (4843.6' GPS ASSIGNED).

SURVEY FOR:
 3821 SO ARROYO RD
 OWNER OF RECORD
 JOAN & JOHN BRAMBLE

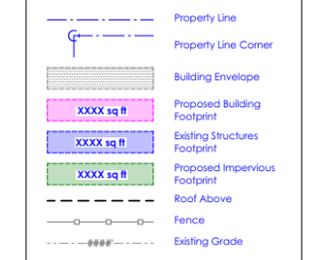
SURVEYOR'S NOTES
 A TITLE REPORT MAY PROVIDE INFORMATION
 CONCERNING EASEMENTS.
 SURVEYOR MAKES NO WARRANTIES OR
 GUARANTEES TO THE EXISTENCE OF/OR POSSIBLE
 EASEMENTS THAT MAY AFFECT PARCELS.

SHEET
 1 OF 1
 PRELIMINARY
 DEC. 16 2024

Zoning Site Plan Information

Location:
LOT 26 EAST FOREST HILLS 8376-1618 8937-5580 9275-3277
3821 SOUTH ARROYO ROAD
MILLCREEK, UTAH 84106

Zoning Legend:



Zoning Ordinance Constraint Summary:

Authority Having Jurisdiction:

MILLCREEK

FAULT LINE: NO

LIQUEFACTION: LOW

FLOOD PLANE / ALLUVIAL FAN: NO

HISTORIC STRUCTURE: NO

1- Zoning Classification:

R-1-10: SINGLE-FAMILY RESIDENTIAL

RCOZ: RESIDENTIAL COMPATIBILITY OVERLAY

2- Building Height & Envelope:

R-1-10: Thirty-Five Feet (35') < 15% Slope

RCOZ: Thirty-Two Feet (32')

Starting at a point on the property line eight feet (8') above grade and then sloping a line forty-five degree (45°) angle toward the center of the lot.

3a- Set-back: Front Yard:

R-1-10 & RCOZ: Thirty Feet (30')

3b- Set-back: Rear Yard:

R-1-10: Thirty Feet (30')

RCOZ: Fifteen Feet (15')

3c- Set-back: Side Yard:

R-1-10: Ten Feet (10') Each Side

RCOZ: Side Yard Setbacks on Lots 50% Larger Than Minimum Lot Width - NA

4- Accessory Building: - NA

5a- Maximum Lot Coverage of Structures:

Maximum Lot Coverage Allowed: 31%

Total Proposed Lot Coverage of Structures: 2,661 S.F. [14.5%]

5b- Maximum Impervious Coverage Allowed:

Maximum Impervious Coverage: NA

Total Proposed Impervious Coverage: 4,525 S.F. [24.7%]

Keynotes:

1. Existing Driveway (V.I.F.)

2. Existing Structure (V.I.F.)

3. Existing Flatwork (V.I.F.)

4. Proposed Driveway Approach

- To be Determined at Time of Improvement

5. Proposed Driveway w/ Paver Border - Surface: Sand

6. Proposed Extension of Arroyo Road

7. Proposed Walkway to Front Entry

8. Proposed Replacement of Foundation Wall

9. Proposed Steps from Walkout Basement to Driveway

10. Proposed Landscape Wall

11. Proposed Flatwork

12. Proposed Planter

13. Proposed Walkway to Detached Garage

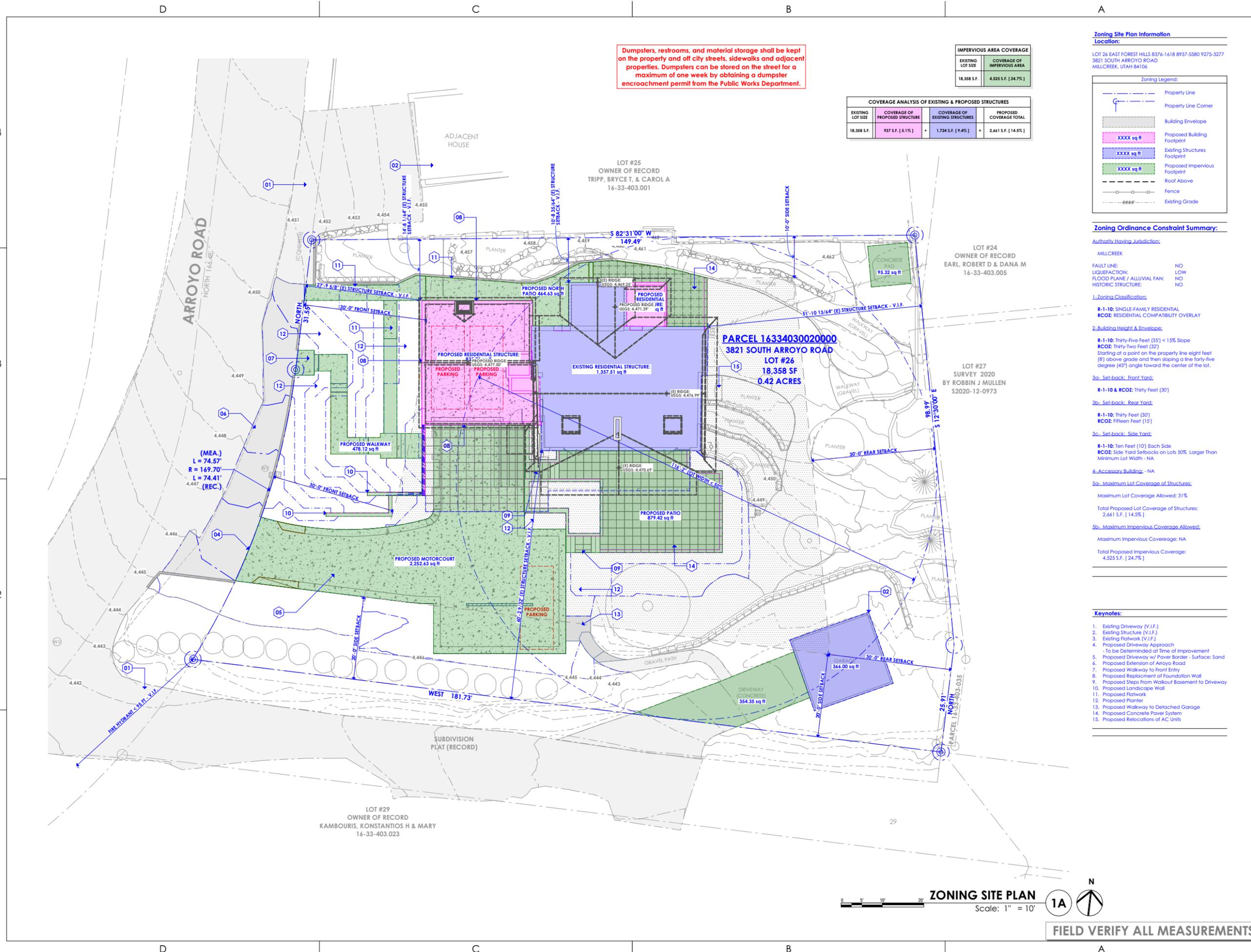
14. Proposed Concrete Paver System

15. Proposed Relocations of AC Units

IMPERVIOUS AREA COVERAGE	
EXISTING LOT SIZE	COVERAGE OF IMPERVIOUS AREA
18,358 S.F.	4,525 S.F. [24.7%]

COVERAGE ANALYSIS OF EXISTING & PROPOSED STRUCTURES			
EXISTING LOT SIZE	COVERAGE OF PROPOSED STRUCTURE	COVERAGE OF EXISTING STRUCTURES	PROPOSED COVERAGE TOTAL
18,358 S.F.	937 S.F. [5.1%]	1,724 S.F. [9.4%]	2,661 S.F. [14.5%]

Dumpsters, restrooms, and material storage shall be kept on the property and off city streets, sidewalks and adjacent properties. Dumpsters can be stored on the street for a maximum of one week by obtaining a dumpster encroachment permit from the Public Works Department.



ZONING SITE PLAN

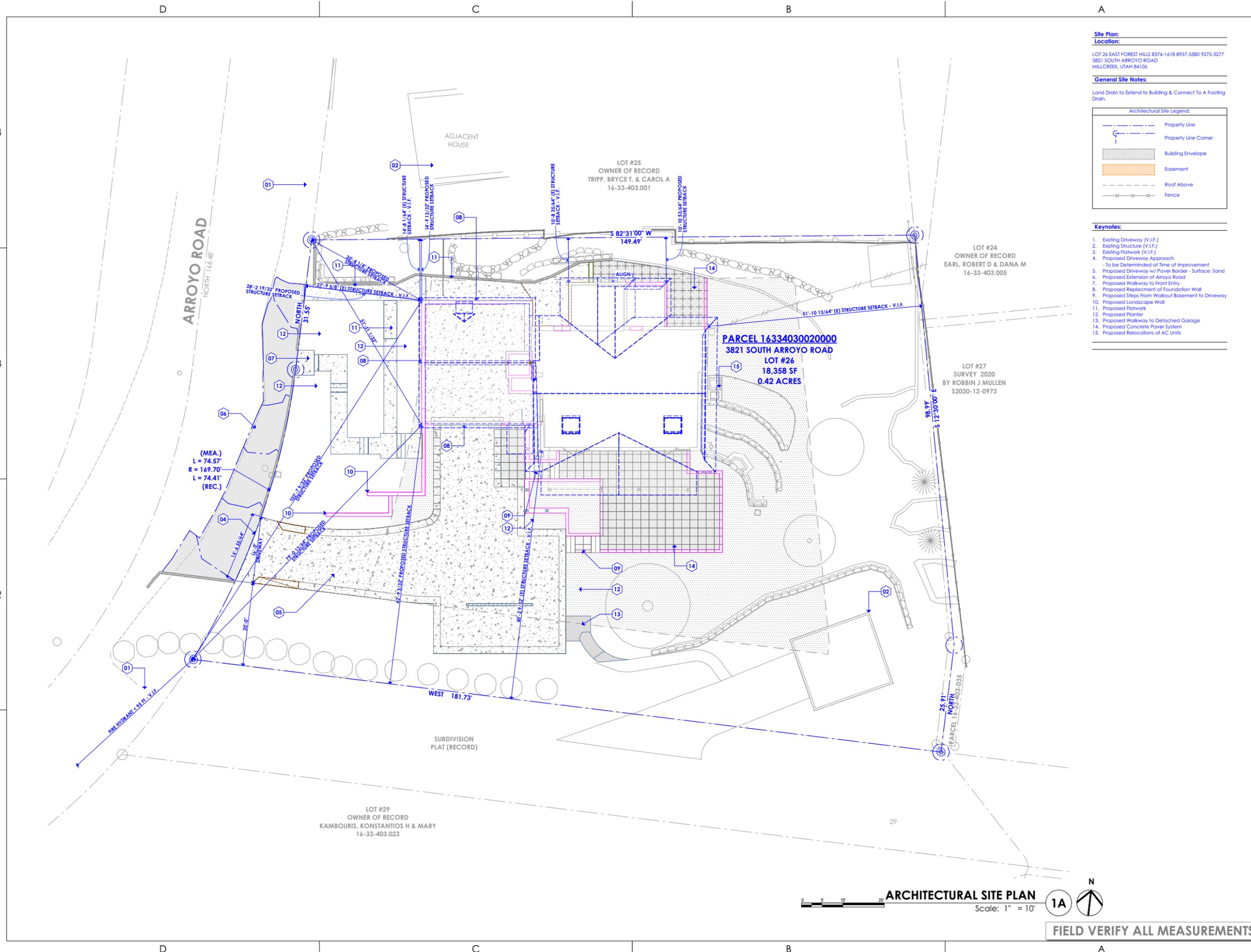
Scale: 1" = 10'



FIELD VERIFY ALL MEASUREMENTS

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL_ARCHICAD_FILES\RM-XXXX-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg
 12/12/2024 10:50 PM
 RM-XXXX-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg

C:\Users\jbr\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt
 10:50 PM
 12/12/2024
 RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt



Site Plan:
Location:
 LOT 26 EAST FOREST HILLS 8376-1618 8937-5580 9275-3277
 3821 SOUTH ARROYO ROAD
 MILLCREEK, UTAH 84106

General Site Notes:
 Land Drain to Extend to Building & Connect To A Footing Drain.

Architectural Site Legend:

- Property Line
- Property Line Corner
- Building Envelope
- Easement
- Roof Above
- Fence

- Keynotes:**
- Existing Driveway (V.I.F.)
 - Existing Structure (V.I.F.)
 - Existing Flatwork (V.I.F.)
 - Proposed Driveway Approach
 - To be Determined at Time of Improvement
 - Proposed Driveway w/ Paver Border - Surface: Sand
 - Proposed Extension of Arroyo Road
 - Proposed Walkway to Front Entry
 - Proposed Replacement of Foundation Wall
 - Proposed Steps From Walkout Basement to Driveway
 - Proposed Landscape Wall
 - Proposed Flatwork
 - Proposed Planter
 - Proposed Walkway to Detached Garage
 - Proposed Concrete Paver System
 - Proposed Relocations of AC Units

ARCFLO
 a visionary design firm

Studio 228
 228 East 500 South, Suite #101
 Salt Lake City, Utah 84111

T 801 320 9773
 projects@arcflo.com

CONSULTANT INFO:

PREPARED FOR:
JOHN + JOAN BRAMBLE

PROJECT LOCATION:
3821 SOUTH ARROYO ROAD

AUTHORITY HAVING JURISDICTION:
MILLCREEK

ZIP CODE:
84106

PROJECT TITLE:
BRAMBLE RENOVATION

PROJECT ID #:
RM-770A-22

ISSUE DATE:
12/12/2024

REVIEWED BY:	
INITIALS	DATE

REVISIONS:		
MARK	DATE	DESCRIPTION

PHASE:
 DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SCALE:
As Noted

SHEET NUMBER:

AS 102

ARCHITECTURAL SITE PLAN
 Scale: 1" = 10'

1A

FIELD VERIFY ALL MEASUREMENTS

C:\Users\jbram\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt
12/12/2024 10:51 PM
RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**EXISTING CONDITIONS -
LEVEL 1**

SCALE:

As Noted

SHEET NUMBER:

A 101



TOTAL CONDITIONED AREA - LEVEL 1
A: 1,906.79 sq ft

EXISTING CONDITIONS - LEVEL 1
Scale: 1/4" = 1'-0" **1A**

FIELD VERIFY ALL MEASUREMENTS

Demolition Plan - Level 1

Keynotes:

- 01. Remove Existing Casework
- 02. Remove Existing Appliance
- 03. Remove Existing Plumbing Fixture
- 04. Remove Existing Stair
- 05. Remove Existing Window
- 06. Remove Existing Door
 - Protect & Retain Existing Header (Verify Load Requirements for New Elements with E.O.R.)
- 07. Remove Existing Wall
 - Shore as per General Demolition Notes and Structural Engineer's Direction
- 08. Remove Existing Beam
 - Shore as per General Demolition Notes and Structural Engineer's Direction
- 09. Remove Existing Floor and Floor Structure
- 10. Remove Existing Decking
- 11. Remove Existing Guardrails
- 12. Remove Existing Handrails
- 13. Remove Existing Stair
- 14. Remove Existing Tree House Structure & Associated Tree (See Civil Survey for Reference)
- 15. Protect & Retain Existing Wall (Typ U.N.O.)
- 16. Protect & Retain Existing Window (Typ U.N.O.)
- 17. Protect & Retain Existing Bathroom Fixtures / Finishes (Typ U.N.O.)

General Demolition Notes:

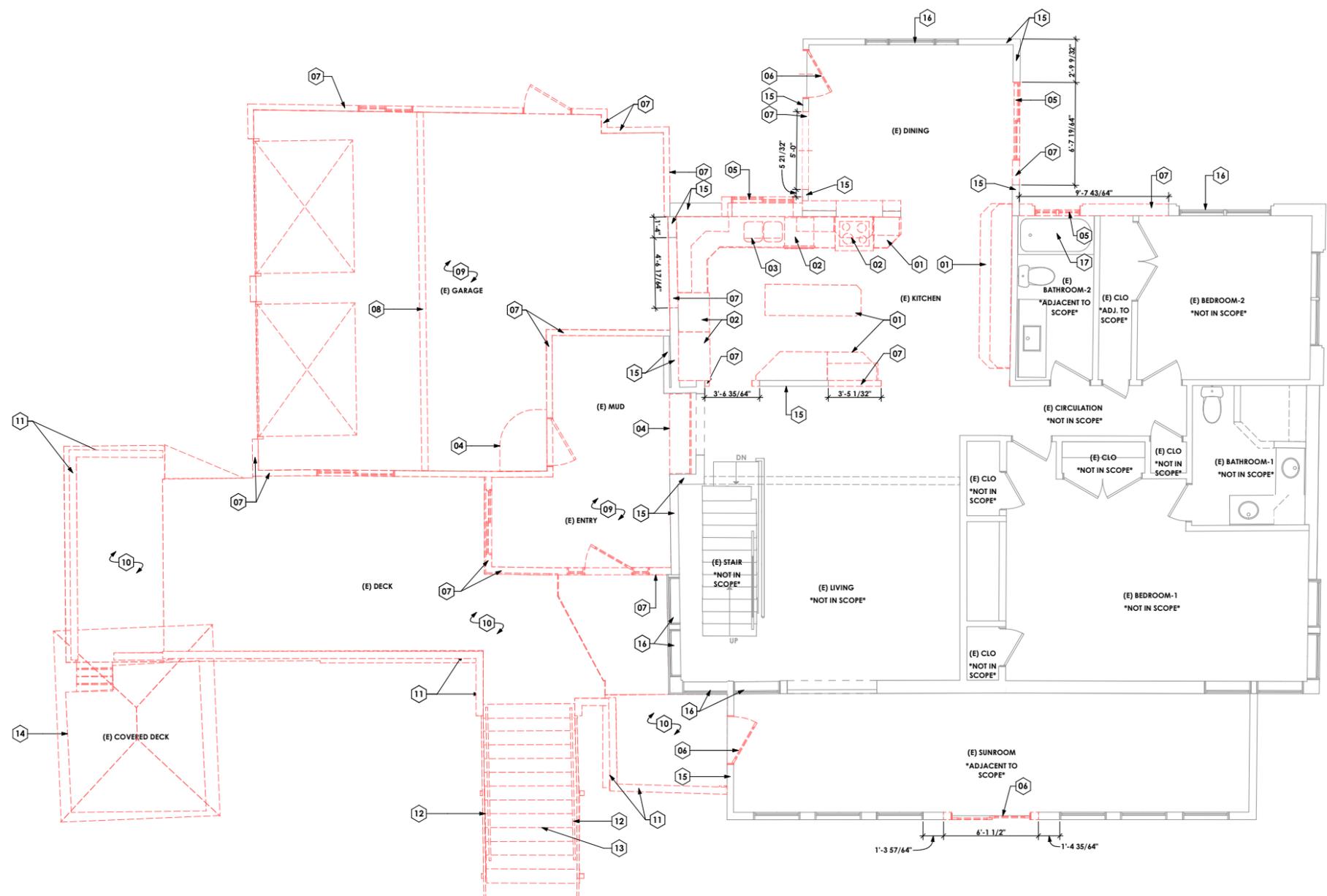
- 1. Unless Otherwise Indicated, Demolished Materials Become Contractor's Property. Remove From Project Site.
- 2. Items Indicated to be Removed & Salvaged Remains Owner's Property. Remove, Clean & Deliver to Owner's Designated Storage Area.
- 3. Comply with EPA Regulations & Disposal Regulations of Authorities Having Jurisdiction.
- 4. If it is Not Expected That Hazardous Materials Will be Encountered in the Work, If Materials Suspected of Containing Hazardous Materials are Encountered, DO NOT Disturb. Immediately Notify Architect & Owner. Hazardous Materials Will be Removed by Owner.
- 5. Maintain & Protect Existing Utilities to Remain in Service Before Proceeding with Demolition Provided by Past Connections to Other Parts of the Building.
- 6. Locate, Identify Shut Off Disconnect & Cap Off Utility Services to be Demolished.
- 7. Conduct Demolition Operations & Remove Debris to Prevent Injury to People to & Site Improvements.
- 8. Provide & Maintain Shoring Bracing or Structural Support to Preserve Building Stability & Prevent Movement, Settlement or Collapse.
- 9. Protect Building Structure & Interior From Weather and Water Damage.
- 10. Protect Walls, Ceilings & Exposed Finishes That are to Remain. Erect & Maintain Dust Partitions. Cover and Protect Fixtures, Furnishings & Equipment That are to Remain.
- 11. Neatly Cut Openings & Holes. Plumb, Square & True Dimensions Required. Use Cutting Methods Least Likely to Damage Construction to Remain or Adjoining Construction.
- 12. All Utility Lines not Used Shall be Cut to Floor Level & Capped.
- 13. General Contractor to Coordinate w/ All Trades for Saw Cutting Existing Concrete for Any Utility Trenching.
- 14. General Contractor to Coordinate w/ Owner For Any Salvage Items.
- 15. Unless Otherwise Noted, Dimensions are Shown to Existing Finish Surfaces. Framing Dimensions to be Verified in Field.

Demolition Legend

-  Existing Elements to Remain
-  Existing Elements to be Removed

4
3
2
1

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL_ARCHICAD_FILES\RM-XXXX-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg
12/12/2024 10:51 PM
RM-XXXX-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg



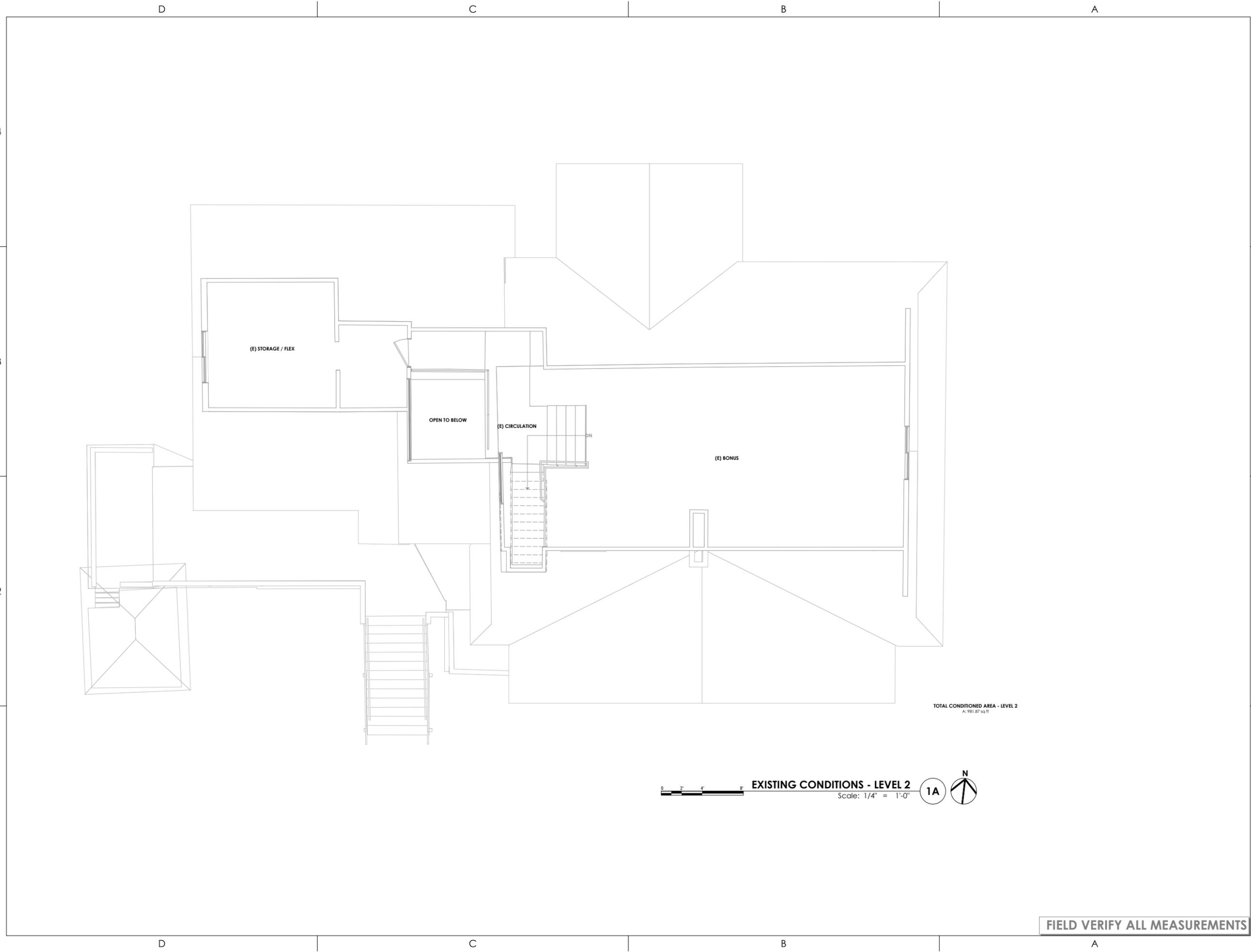
DEMOLITION PLAN - LEVEL 1

Scale: 1/4" = 1'-0"



FIELD VERIFY ALL MEASUREMENTS

RM-770A-22_BRAMBLE_RENOVATION - 03_DD - 2024-12-12 7:58 AM 12/13/2024 BIMcloud: arcflo - BIMcloud Software or a Service/BRAMBLE_RENOVATION/RM-770A-22_BRAMBLE_RENOVATION - 03_DD - 2024-12-12



ARCFLO

a visionary design firm

Studio 228
228 East 500 South, Suite #101
Salt Lake City, Utah 84111

T 801 320 9773

projects@arcflo.com

CONSULTANT INFO:

PREPARED FOR:

JOHN + JOAN
BRAMBLE

PROJECT LOCATION:

3821 SOUTH ARROYO
ROAD

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

EXISTING CONDITIONS -
LEVEL 2

SCALE:

As Noted

SHEET NUMBER:

A 106

TOTAL CONDITIONED AREA - LEVEL 2
A: 981.87 sq ft

EXISTING CONDITIONS - LEVEL 2

Scale: 1/4" = 1'-0"



FIELD VERIFY ALL MEASUREMENTS

12/13/2024 7:58 AM BIMcloud: arcflo - BIMcloud Software or a Service/BRAMBLE RENOVATION/RM-770A-22-BRAMBLE RENOVATION - 03_DD - 2024-12-12

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**DEMOLITION PLAN -
LEVEL 2**

SCALE:

As Noted

SHEET NUMBER:

A 107

Demolition Plan - Level 2

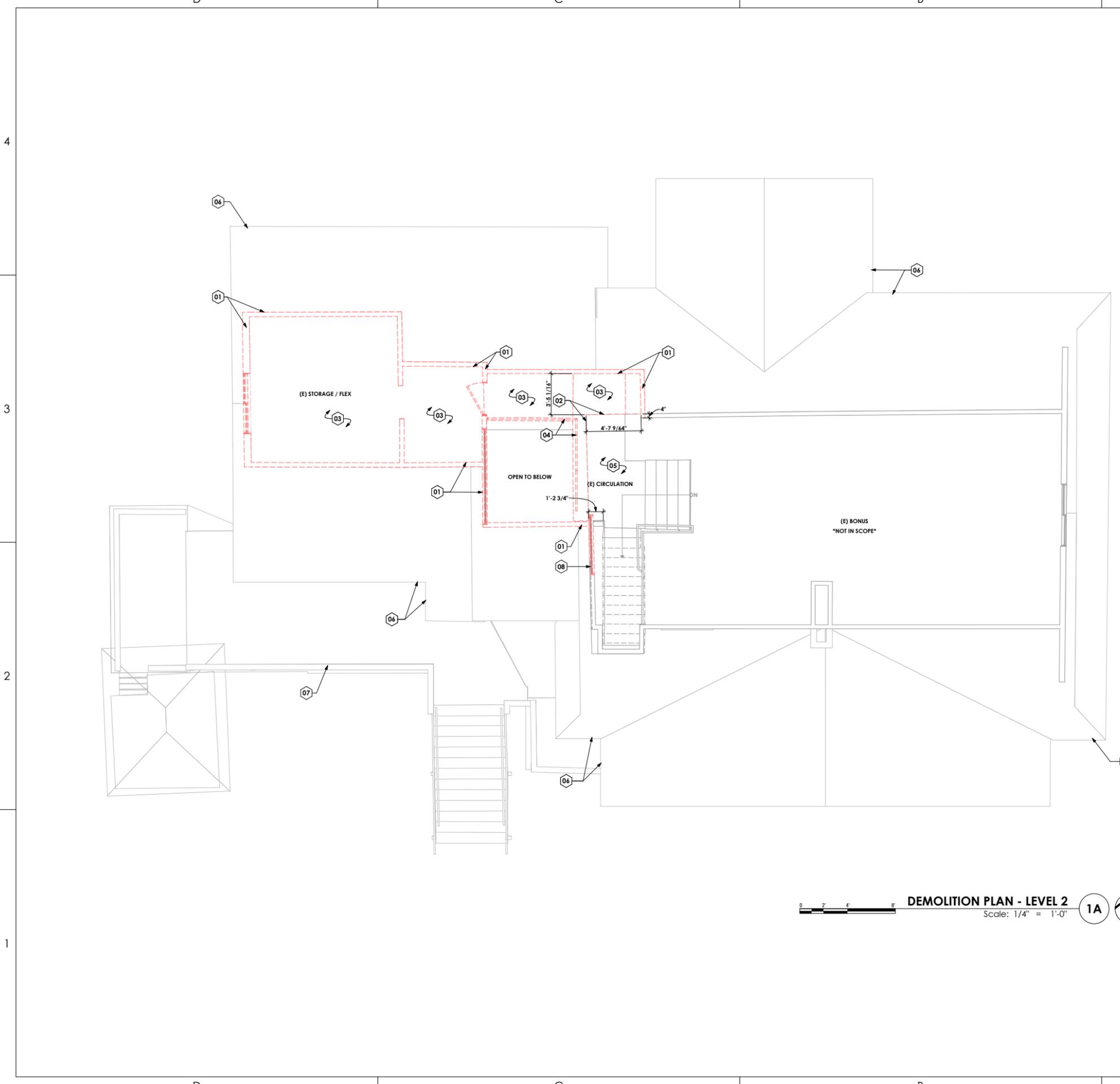
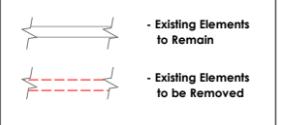
Keynotes:

- 01. Remove Existing Wall
- Shore as per General Demolition Notes and Structural Engineer's Direction
- 02. Limit of Existing Floor to Remain
- 03. Remove Existing Floor and Floor Structure
- 04. Remove Existing Guardrail
- 05. Protect & Retain Existing Floor to Limit as Noted
- 06. (E) Roof
- Shown for Reference - See Roof Demolition Plan
- 07. (E) Deck
- Shown for Reference - See Level 1 Demolition Plan
- 08. Remove Existing Window

General Demolition Notes:

- 1. Unless Otherwise Indicated, Demolished Materials Become Contractor's Property. Remove From Project Site.
- 2. Items Indicated to be Removed & Salvaged Remains Owner's Property. Remove, Clean & Deliver to Owner's Designated Storage Area.
- 3. Comply with EPA Regulations & Disposal Regulations of Authorities Having Jurisdiction.
- 4. It is Not Expected That Hazardous Materials Will be Encountered in the Work. If Materials Suspected of Containing Hazardous Materials are Encountered, DO NOT Disturb. Immediately Notify Architect & Owner. Hazardous Materials Will be Removed by Owner.
- 5. Maintain & Protect Existing Utilities to Remain in Service Before Proceeding with Demolition Provided By Past Connections to Other Parts of the Building.
- 6. Locate, Identify Shut Off Disconnect & Cap Off Utility Services to be Demolished.
- 7. Conduct Demolition Operations & Remove Debris to Prevent Injury to People to & Site Improvements.
- 8. Provide & Maintain Shoring Bracing or Structural Support to Preserve Building Stability & Prevent Movement, Settlement or Collapse.
- 9. Protect Building Structure & Interior From Weather and Water Damage.
- 10. Protect Walls, Ceilings & Exposed Finishes That are to Remain. Erect & Maintain Dust Partitions, Cover and Protect Fixtures, Furnishings & Equipment That are to Remain.
- 11. Neatly Cut Openings & Holes. Plumb, Square & True Dimensions Required. Use Cutting Methods Least Likely to Damage Construction to Remain or Adjoining Construction.
- 12. All Utility Lines not Used Shall be Cut to Floor Level & Capped.
- 13. General Contractor to Coordinate w/ All Trades for Saw Cutting Existing Concrete for Any Utility Trenching.
- 14. General Contractor to Coordinate w/ Owner For Any Salvage Items.
- 15. Unless Otherwise Noted, Dimensions are Shown to Existing Finish Surfaces. Framing Dimensions to be Verified in Field

Demolition Legend



FIELD VERIFY ALL MEASUREMENTS

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt
12/12/2024 10:51 PM
RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

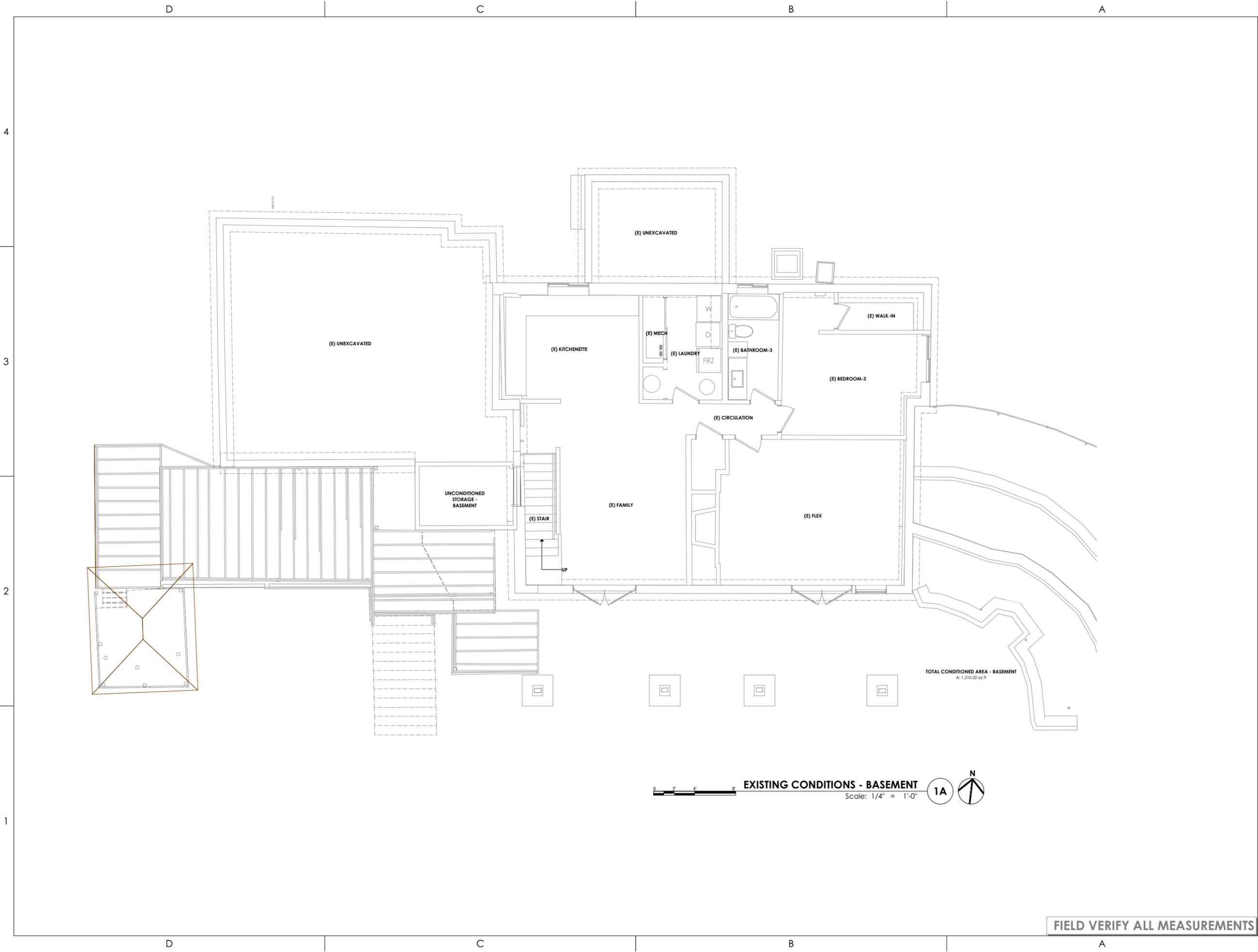
**EXISTING CONDITIONS -
BASEMENT**

SCALE:

As Noted

SHEET NUMBER:

A 111



EXISTING CONDITIONS - BASEMENT
Scale: 1/4" = 1'-0"
1A

FIELD VERIFY ALL MEASUREMENTS

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt
 12/12/2024 10:51 PM
 RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.plt

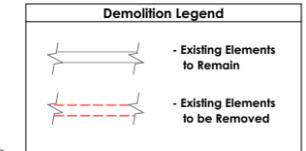
CONSULTANT INFO:

Demolition Plan - Basement
Keynotes:

- 01. Remove Existing Window at Foundation Wall - Protect and Retain Existing Header/Lintel - New Fill and Waterproofing as Selected by Architect
- 02. Remove Existing Foundation Wall - Shore as per General Demolition Notes and Structural Engineer's Direction
- 03. Remove Existing Steps
- 04. Remove Existing Footing (Presumed - V.I.F.)
- 05. Remove Existing Framed Wall - Shore as per General Demolition Notes and Structural Engineer's Direction
- 06. Remove Existing Decking
- 07. Remove Existing Stair
- 08. Remove Existing Tree House Structure and Associated Tree (See Civil Survey for Reference)
- 09. (E) Column - Protect & Retain (Not in Scope)
- 10. (E) Retaining Wall - Protect & Retain (Not in Scope)

General Demolition Notes:

- 1. Unless Otherwise Indicated, Demolished Materials Become Contractor's Property. Remove From Project Site.
- 2. Items Indicated to be Removed & Salvaged Remains Owner's Property. Remove, Clean & Deliver to Owner's Designated Storage Area.
- 3. Comply with EPA Regulations & Disposal Regulations of Authorities Having Jurisdiction.
- 4. It is Not Expected That Hazardous Materials Will be Encountered in the Work. If Materials Suspected of Containing Hazardous Materials are Encountered, DO NOT Disturb. Immediately Notify Architect & Owner. Hazardous Materials Will be Removed by Owner.
- 5. Maintain & Protect Existing Utilities to Remain in Service Before Proceeding with Demolition Provided By Past Connections to Other Parts of the Building.
- 6. Locate, Identify Shut Off Disconnect & Cap Off Utility Services to be Demolished.
- 7. Conduct Demolition Operations & Remove Debris to Prevent Injury to People to & Site Improvements.
- 8. Provide & Maintain Shoring Bracing or Structural Support to Preserve Building Stability & Prevent Movement, Settlement or Collapse.
- 9. Protect Building Structure & Interior from Weather and Water Damage.
- 10. Protect Walls, Ceilings & Exposed Finishes That are to Remain. Erect & Maintain Dust Partitions, Cover and Protect Features, Furnishings & Equipment That are to Remain.
- 11. Neatly Cut Openings & Holes. Plumb, Square & True Dimensions Required. Use Cutting Methods Least Likely to Damage Construction to Remain or Adjoining Construction.
- 12. All Utility Lines not Used Shall be Cut to Floor Level & Capped.
- 13. General Contractor to Coordinate w/ All Trades for Saw Cutting Existing Concrete for Any Utility Trenching.
- 14. General Contractor to Coordinate w/ Owner For Any Salvage Items.
- 15. Unless Otherwise Noted, Dimensions are Shown to Existing Finish Surfaces. Framing Dimensions to be Verified in Field.



PREPARED FOR:

**JOHN + JOAN
 BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
 ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
 RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS | DATE

REVISIONS:

MARK | DATE | DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

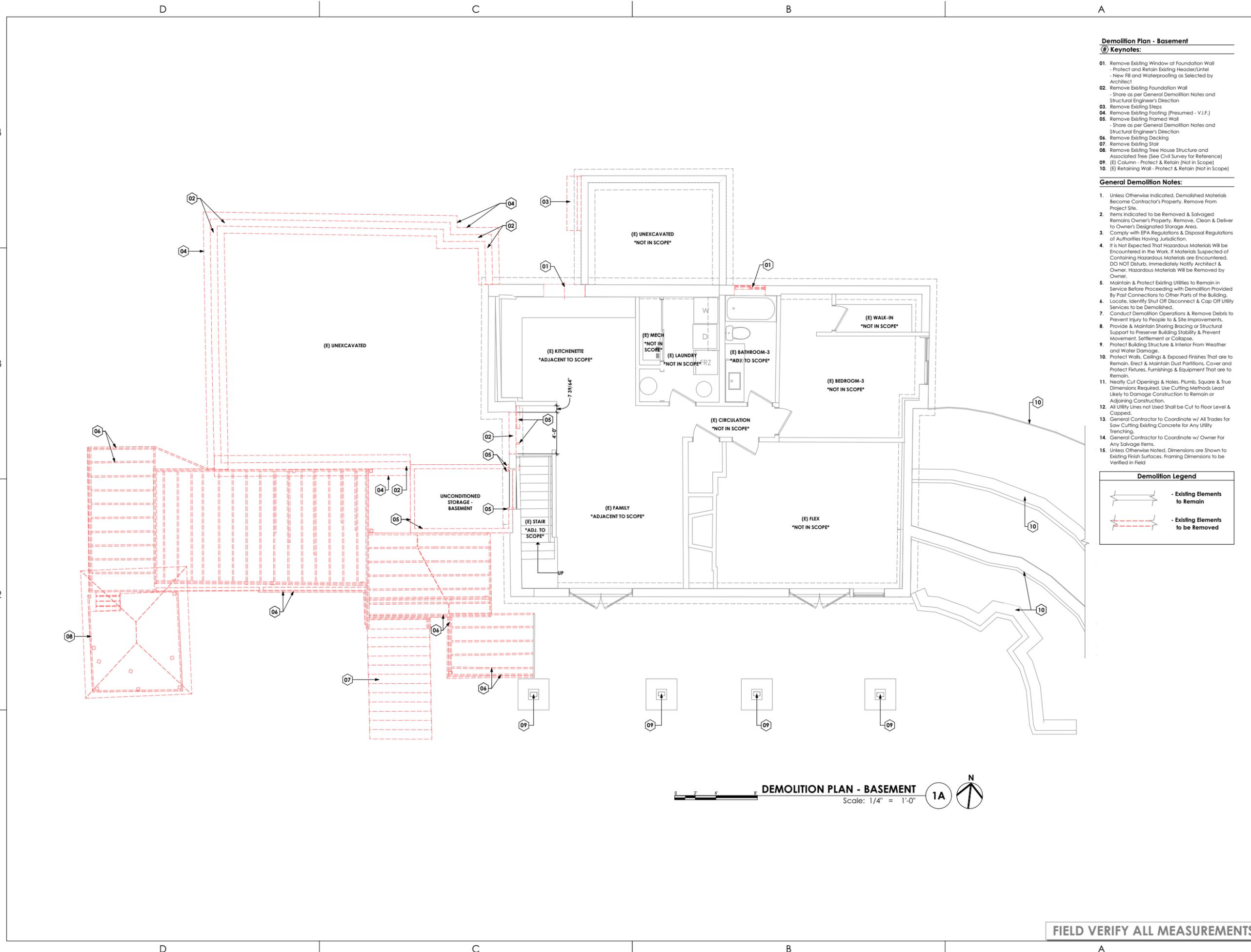
**DEMOLITION PLAN -
 BASEMENT**

SCALE:

As Noted

SHEET NUMBER:

A 112



DEMOLITION PLAN - BASEMENT

Scale: 1/4" = 1'-0"

1A

FIELD VERIFY ALL MEASUREMENTS

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**NOTED PLAN -
BASEMENT**

SCALE:

As Noted

SHEET NUMBER:

A 115

Noted Plan - Basement

Keynotes:

01. (N) Concrete Driveway
- See Architectural Site Plan
02. (N) Patio Pavers by TILE TECH or Equiv., Over Pedestals and Sloped Drainage Substrate
- See Paver Details
- Install as per MFG's Specs
03. (N) Concrete Steps
- See Architectural Site Plan
04. (N) Patio Pavers Above (Shown for Reference - See Level 1 Plan)
05. (N) Metal Stair (NO Pan Treads)
06. (N) Concrete Stem Wall Under Patio Pavers
- See Paver Details
- Provide Break Metal Flashing at Front Face of Wall and Exposed Edge of Pavers as per Details
07. (N) Concrete Planter Wall
- Provide Visible Cone Tie Holes and Chamfered Form Joints Above Grade as per Exterior Elevations
- See Structural Engineering
08. (N) Steel Column Assembly
- See Structural Engineering and Exterior Elevations
- Provide Black TNEMEC Coating (TYP. at All Exposed Steel Members and Piping)
09. (N) Flatwork Above (Shown for Reference - See Level 1 Plan)
10. (N) Concrete Foundation Wall
- Provide Visible Cone Tie Holes and Chamfered Form Joints Above Grade and at Visible Interior of Garage as per Exterior Elevations
- See Structural Engineering
- Waterproofing as Selected by Architect (TYP)
11. (N) Concrete Retaining Wall
- Provide Visible Cone Tie Holes and Chamfered Form Joints Above Grade as per Exterior Elevations
- See Structural Engineering
12. (N) Elevator Hoistway
- Hoistway Beam, Elevator Car, Elevator Equipment, and Finishes to be Coordinated with Architect, Structural Engineer, Contractor, and Owner
- Hoistway Pit Depth to be Verified with Elevator MFG's Specs
- See Structural Engineering
13. (N) Concrete Landing Slab
14. (N) Sloped Concrete Garage Floor Slab
- See Building Sections
15. (N) Partial-Height Framed Guard Wall at Steps
16. (N) Steps to Garage Landing
17. (N) Casework Over Shelf Foundation, at Existing Footing (Presumed)
- Casework as Selected by Owner
- See Structural Engineering
18. (N) Casework - As Selected by Owner
19. (E) Air Conditioners/ HVAC Equipment
- Shown for Reference (Not in Scope)
20. (N) Concrete Fill of Removed Fenestration
- Provide Dampproofing at Exterior Side of Wall Fill as Selected by Architect
21. (N) Self-Closing Fire-Rated Door at Garage Entrance as per Applicable Code
- See Door Schedule
22. (E) Column
- Protect & Retain
23. (E) Retaining Wall
- Shown for Reference (Not in Scope)

General Notes:

01. Framing Contractor to Verify Rough Opening Size for Specified Doors & Windows
02. Verify in Field ALL Dimensions
03. Provide Anti Scald Devices as per IRC Code
04. Provide Fire Caulking at All Penetrations Through type "X" Gypsum Board

Symbol Legend

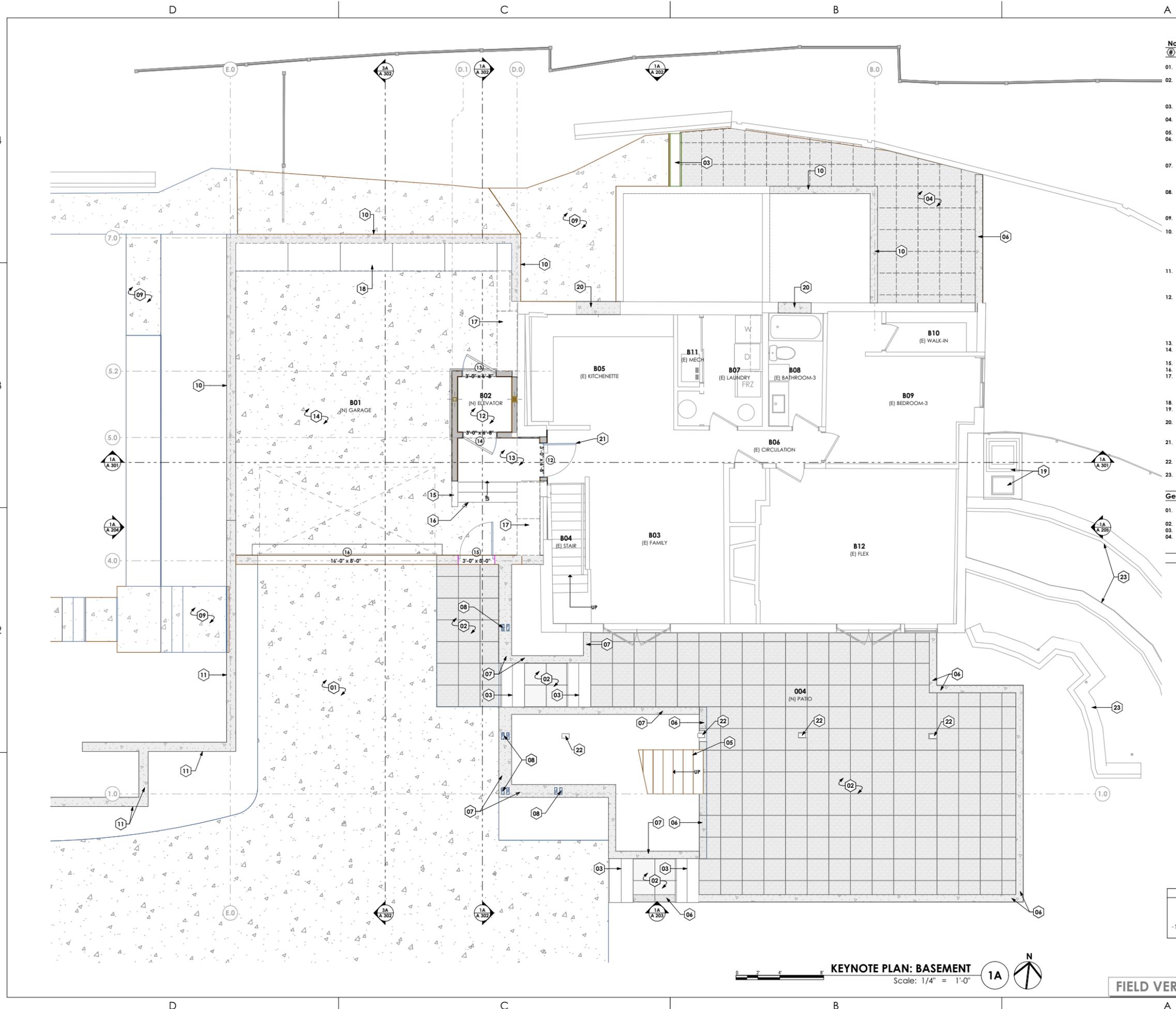
- | | |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|  Door ID#
- See Door Schedule |  Window ID#
- See Window Schedule |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|

KEYNOTE PLAN: BASEMENT

Scale: 1/4" = 1'-0"

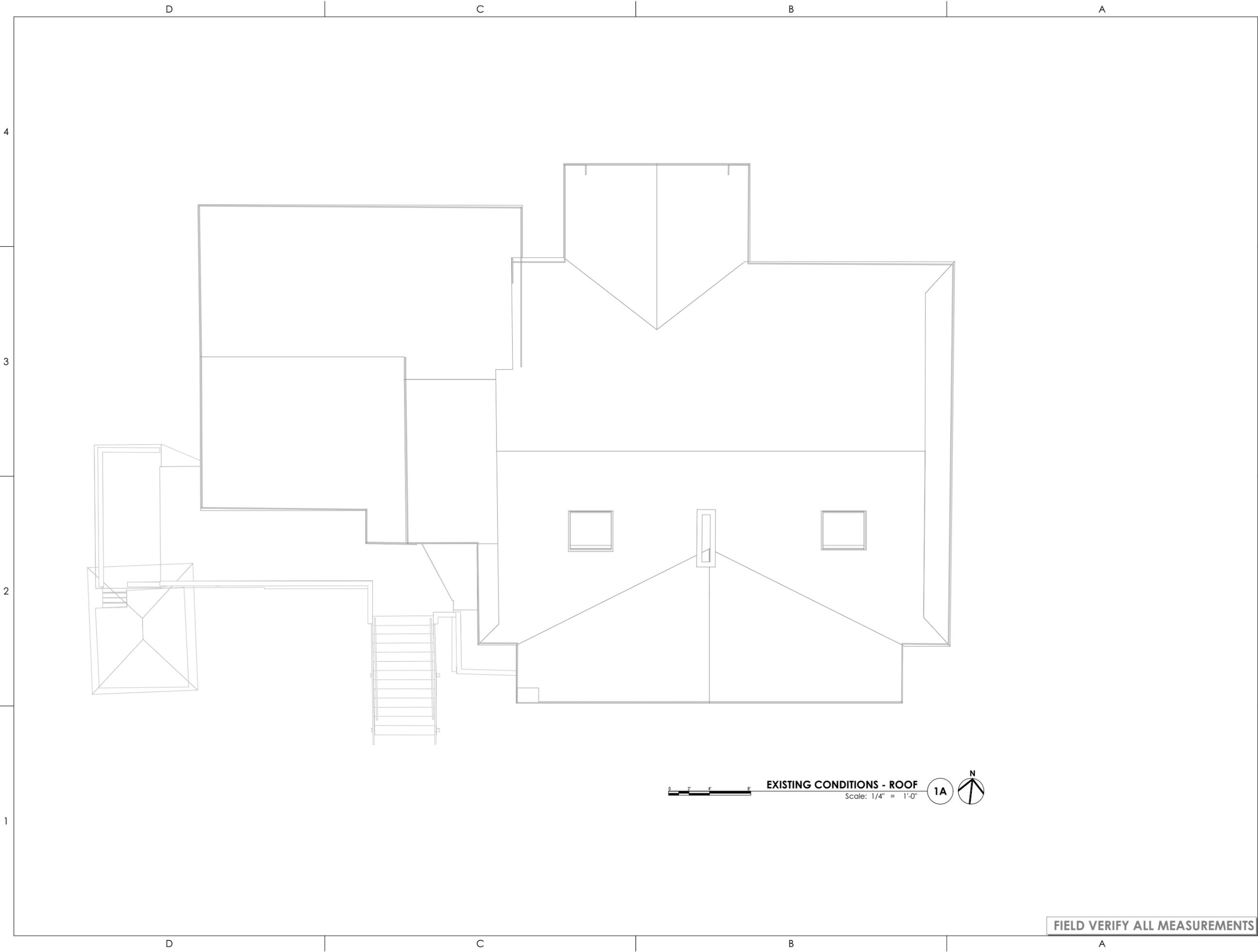


FIELD VERIFY ALL MEASUREMENTS



C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL_ARCHICAD_FILES\RM-770A-22_BRAMBLE_RENOVATION_01_PD_2024.12.12.plt
 12/12/2024 10:51 PM
 RM-770A-22_BRAMBLE_RENOVATION_01_PD_2024.12.12.plt

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL_ARCHICAD_FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg
12/12/2024 10:51 PM
RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg



EXISTING CONDITIONS - ROOF
Scale: 1/4" = 1'-0"
1A

FIELD VERIFY ALL MEASUREMENTS

ARCFLO
a visionary design firm
Studio 228
228 East 500 South, Suite #101
Salt Lake City, Utah 84111
T 801 320 9773
projects@arcflo.com

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**EXISTING CONDITIONS -
ROOF**

SCALE:

As Noted

SHEET NUMBER:

A 116

C:\Users\jlar\OneDrive - ARCFLO Design Group\Desktop\LOCAL\ARCHICAD FILES\RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg
12/12/2024 10:51 PM
RM-770A-22_BRAMBLE_RENOVATION - 01_PD_2024.12.12.dwg

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/12/2024

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**DEMOLITION PLAN -
ROOF**

SCALE:

As Noted

SHEET NUMBER:

A 117

Demolition Plan - Roof

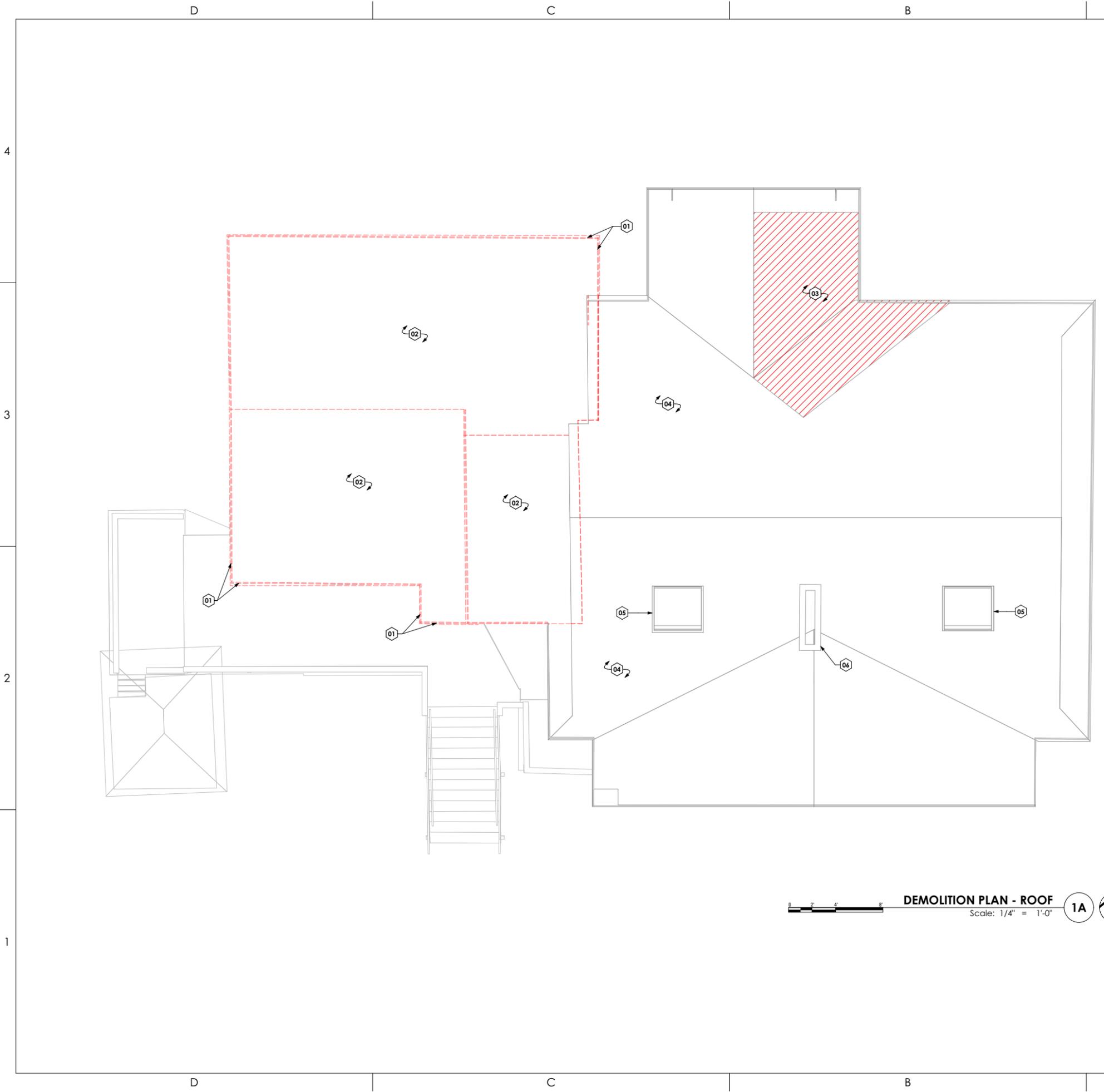
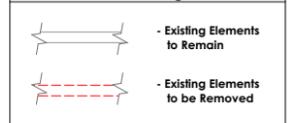
Keynotes:

- 01. Remove Existing Fascia
- 02. Remove Existing Roof and Roof Structure
- 03. Remove Existing Roofing to Sheathing Surface at Area of Addition, as per Structural Engineering
- 04. Protect & Retain Existing Roof
- 05. Existing Skylight
 - Shown for Reference (Not in Scope)
- 06. Existing Chimney
 - Shown for Reference (Not in Scope)

General Demolition Notes:

- 1. Unless Otherwise Indicated, Demolished Materials Become Contractor's Property. Remove From Project Site.
- 2. Items Indicated to be Removed & Salvaged Remains Owner's Property. Remove, Clean & Deliver to Owner's Designated Storage Area.
- 3. Comply with EPA Regulations & Disposal Regulations of Authorities Having Jurisdiction.
- 4. If it is Not Expected That Hazardous Materials Will be Encountered in the Work. If Materials Suspected of Containing Hazardous Materials are Encountered, DO NOT Disturb. Immediately Notify Architect & Owner. Hazardous Materials Will be Removed by Owner.
- 5. Maintain & Protect Existing Utilities to Remain in Service Before Proceeding with Demolition Provided By Past Connections to Other Parts of the Building.
- 6. Locate, Identify Shut Off Disconnect & Cap Off Utility Services to be Demolished.
- 7. Conduct Demolition Operations & Remove Debris to Prevent Injury to People to & Site Improvements.
- 8. Provide & Maintain Shoring Bracing or Structural Support to Preserve Building Stability & Prevent Movement, Settlement or Collapse.
- 9. Protect Building Structure & Interior From Weather and Water Damage.
- 10. Protect Walls, Ceilings & Exposed Finishes That are to Remain. Erect & Maintain Dust Partitions. Cover and Protect Fixtures, Furnishings & Equipment That are to Remain.
- 11. Neatly Cut Openings & Holes. Plumb, Square & True Dimensions Required. Use Cutting Methods Least Likely to Damage Construction to Remain or Adjoining Construction.
- 12. All Utility Lines not Used Shall be Cut to Floor Level & Capped.
- 13. General Contractor to Coordinate w/ All Trades for Saw Cutting Existing Concrete for Any Utility Trenching.
- 14. General Contractor to Coordinate w/ Owner For Any Salvage Items.
- 15. Unless Otherwise Noted, Dimensions are Shown to Existing Finish Surfaces. Framing Dimensions to be Verified in Field.

Demolition Legend



DEMOLITION PLAN - ROOF

Scale: 1/4" = 1'-0"

1A

FIELD VERIFY ALL MEASUREMENTS

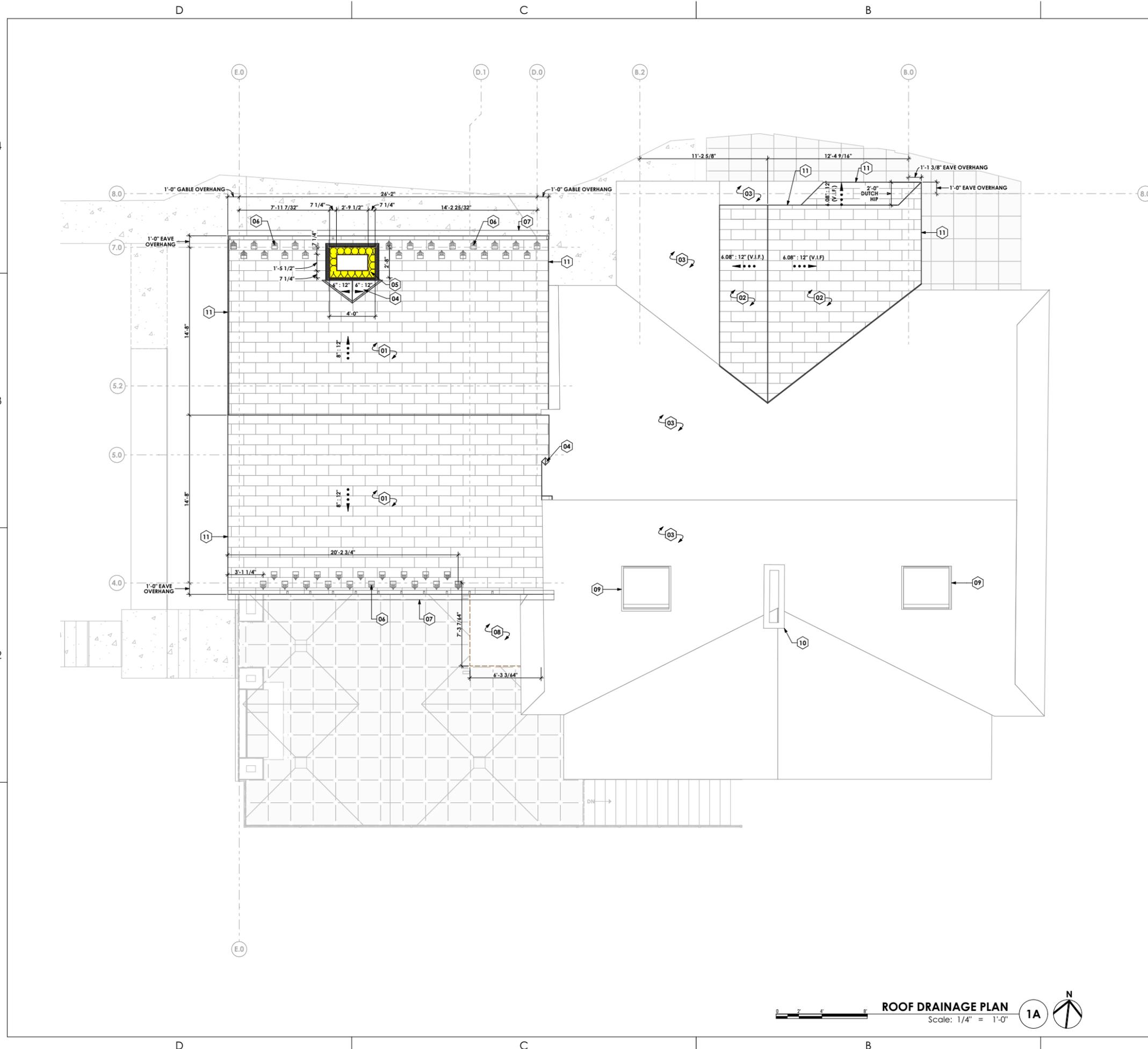
Roof Drainage Plan

Keynotes:

01. (N) Asphalt Shingle Roof over Ice & Water Shield
- Waterproofing and Shingle Specification as Selected by Architect
02. (N) Asphalt Shingle Roof over Ice & Water Shield (Overbuild at Existing Roof - See Structural)
- Match Pitch to Existing Roof Gable
- Waterproofing and Shingle Specification as Selected by Architect
03. (E) Roof
- Protect & Retain
04. (N) Drainage Cricket
- See Exterior Elevations
05. (N) Range Exhaust Chimney
- (2) Courses of Either Side of (N) Gable
- As Selected by Owner
06. (N) Break Metal Box Style Gutter
- Downspouts to be Coordinated
- Color to Match Gable and Eave Fascia
07. (N) Flat Roof Assembly with Integrated Drainage
- To be Coordinated with Architect
08. (E) Skylight
- Shown for Reference (Not in Scope)
09. (E) Fireplace Chimney
- Shown for Reference (Not in Scope)
10. (N) Break Metal Flashing at Fascia
- See Roof Details
- Color to Match Roof Gutters
11. (N) Break Metal Flashing at Fascia
- See Roof Details
- Color to Match Roof Gutters

General Roof & Drainage Notes:

01. Minimum Class C Rating for All Roofing Materials
02. Rain Gutter w/ Downspouts as per Roof System MFG & Specs
- Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System.
- Gutters to Align Parallel w/ Fascia w/ Required Slope Drainage as per Current IRC Code
03. Attic Ventilation as Selected by Developer.
Contractor & Roof System MFG to Install as per MFG Specs & Current IRC Code.
04. Exhaust Vents: Verify w/ Installer if Penetrations Through Roof Can Exit on Rear of Ridge and Not on Front of Structure
Toilet, Furnace, Water Heater, Dryer Termination, etc; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code



ROOF DRAINAGE PLAN

Scale: 1/4" = 1'-0"

1A



FIELD VERIFY ALL MEASUREMENTS

RM-770A-22_BRAMBLE RENOVATION - 03_DD - 2024-12-12 7:46 AM 12/13/2024 BIMcloud: arcflo - BIMcloud Software or a Service/BRAMBLE RENOVATION/RM-770A-22_BRAMBLE RENOVATION - 03_DD - 2024-12-12

CONSULTANT INFO:

PREPARED FOR:

JOHN + JOAN
BRAMBLE

PROJECT LOCATION:

3821 SOUTH ARROYO
ROAD

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

EXTERIOR VISUAL AIDS

SCALE:

As Noted

SHEET NUMBER:

A 201



NORTH VISUAL AID



WEST VISUAL AID



SOUTH AERIAL VIEW



EAST VISUAL AID



SOUTH VISUAL AID

FIELD VERIFY ALL MEASUREMENTS

CONSULTANT INFO:

PREPARED FOR:

**JOHN + JOAN
BRAMBLE**

PROJECT LOCATION:

**3821 SOUTH ARROYO
ROAD**

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

**NORTH EXTERIOR
ELEVATION**

SCALE:

As Noted

SHEET NUMBER:

A 202

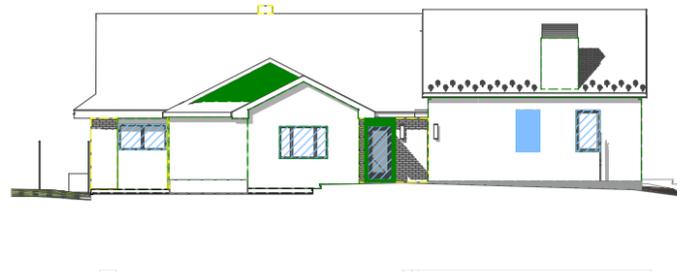
NORTH ELEVATION - FACADE MATERIAL CALCULATION			
COLOR	ELEVATION	AREA SQ. FT.	PERCENTAGE
	(E) NORTH BRICK	71	9.1%
	(E) NORTH FENESTRATION	43	5.5%
	(E) NORTH FOUNDATION	10	1.3%
	(E) NORTH STUCCO	173	22.1%
	(N) NORTH ARCHITECTURAL CONCRETE	16	2.0%
	(N) NORTH FENESTRATION	52	6.7%
	(N) NORTH FOUNDATION	16	2.0%
	(N) NORTH STUCCO - SANTA BARBARA FINISH	401	51.3%
TOTAL:		782 ft²	100%

General Elevation Notes:

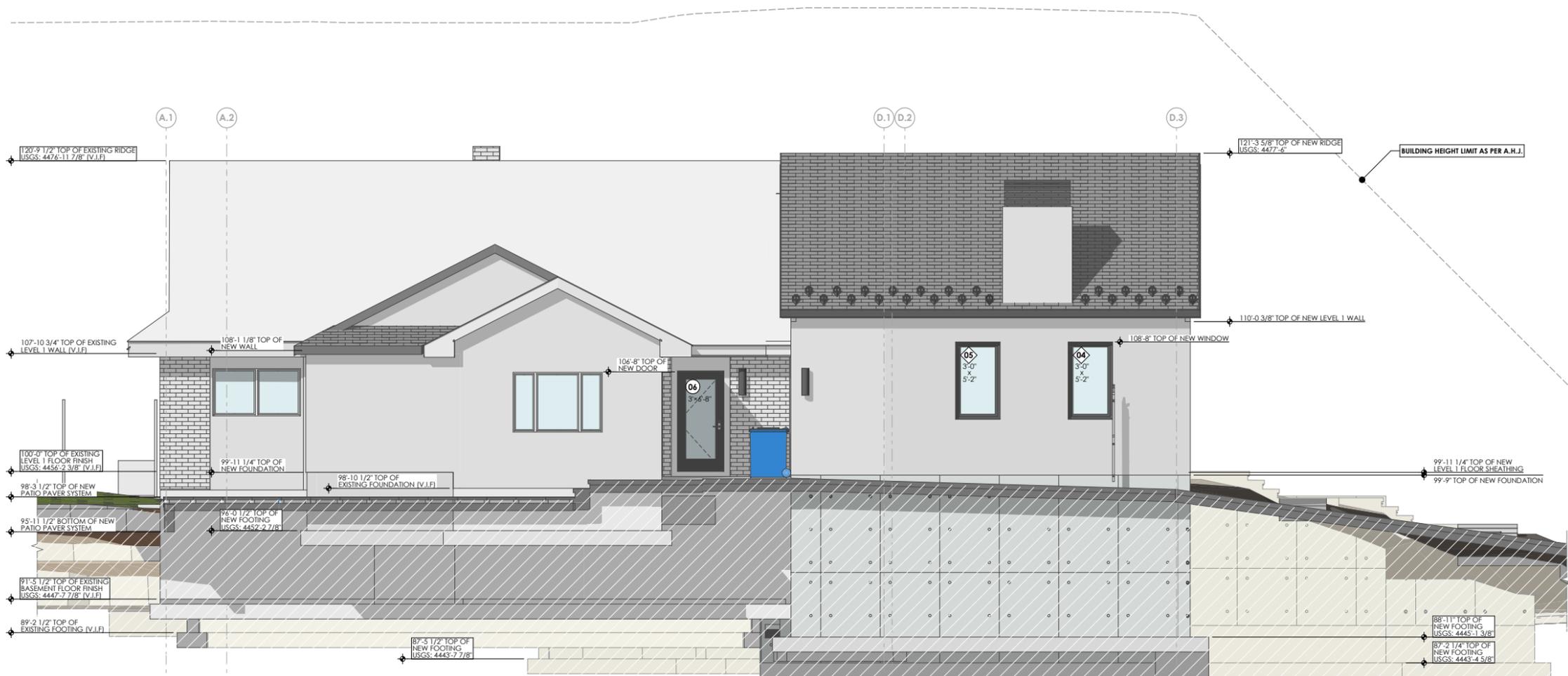
- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc.; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
- Exposed Foundation Walls to Have Hardcoat Plaster Finish - Plaster As Selected by Owner & Install as per MFG Specs
- NO Venter Soffit to be installed within 4' of the Party Wall
- NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
- Rain Gutters w/ Downspouts - Square Profile - Contractor to Provide Heat Trace System as Required & Provide UL Documentation of Heat Trace System. - Drains, Sizes & Install as per Roof System MFG & Specs - Downspouts to Align Parallel w/ Fascia IRC R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table 302.1(2) **Exceptions:** 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.



EXISTING NORTH ELEVATION REFERENCE
Scale: 3/32" = 1'-0" **4C**



NORTH ELEVATION - FACADE MATERIAL CALCULATION
Scale: 3/32" = 1'-0" **4B**



NORTH ELEVATION
Scale: 1/4" = 1'-0" **1A**

Symbol Legend	
Door ID# - See Door Schedule	Window ID# - See Window Schedule

FIELD VERIFY ALL MEASUREMENTS

12/13/2024 7:46 AM BIMcloud: arcflo - BIMcloud Software at a Service/BRAMBLE RENOVATION/RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024-12-12

CONSULTANT INFO:

PREPARED FOR:

JOHN + JOAN
BRAMBLE

PROJECT LOCATION:

3821 SOUTH ARROYO
ROAD

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

SOUTH EXTERIOR
ELEVATION

SCALE:

As Noted

SHEET NUMBER:

A 203

SOUTH ELEVATION - FACADE MATERIAL CALCULATION			
COLOR	ELEVATION	AREA SQ. FT.	PERCENTAGE
(E) SOUTH BRICK		156	10.6%
(E) SOUTH FENESTRATION		233	15.8%
(E) SOUTH FOUNDATION		8	0.5%
(E) SOUTH STUCCO		423	28.6%
(N) SOUTH ARCHITECTURAL CONCRETE		204	13.8%
(N) SOUTH FENESTRATION		292	19.8%
(N) SOUTH STUCCO - SANTA BARBARA FINISH		161	10.9%
TOTAL:		1,477 ft²	100%

General Elevation Notes:

- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc.; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
- Exposed Foundation Walls to Have Hardcoat Plaster Finish - Plaster As Selected by Owner & Install as per MFG Specs
- NO Venter Soffit to be installed within 4' of the Party Wall
- NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
- Rain Gutters w/ Downspouts - Square Profile - Contractor to Provide Heat Trace System as Required & Provide UI Documentation of Heat Trace System. - Drains, Sizes & Install as per Roof System MFG & Specs - Downspouts to Align Parallel w/ Fascia IRC R302.1 Exterior Walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table 302.1(2) **Exceptions:** 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.



EXISTING SOUTH ELEVATION REFERENCE

Scale: 3/32" = 1'-0"

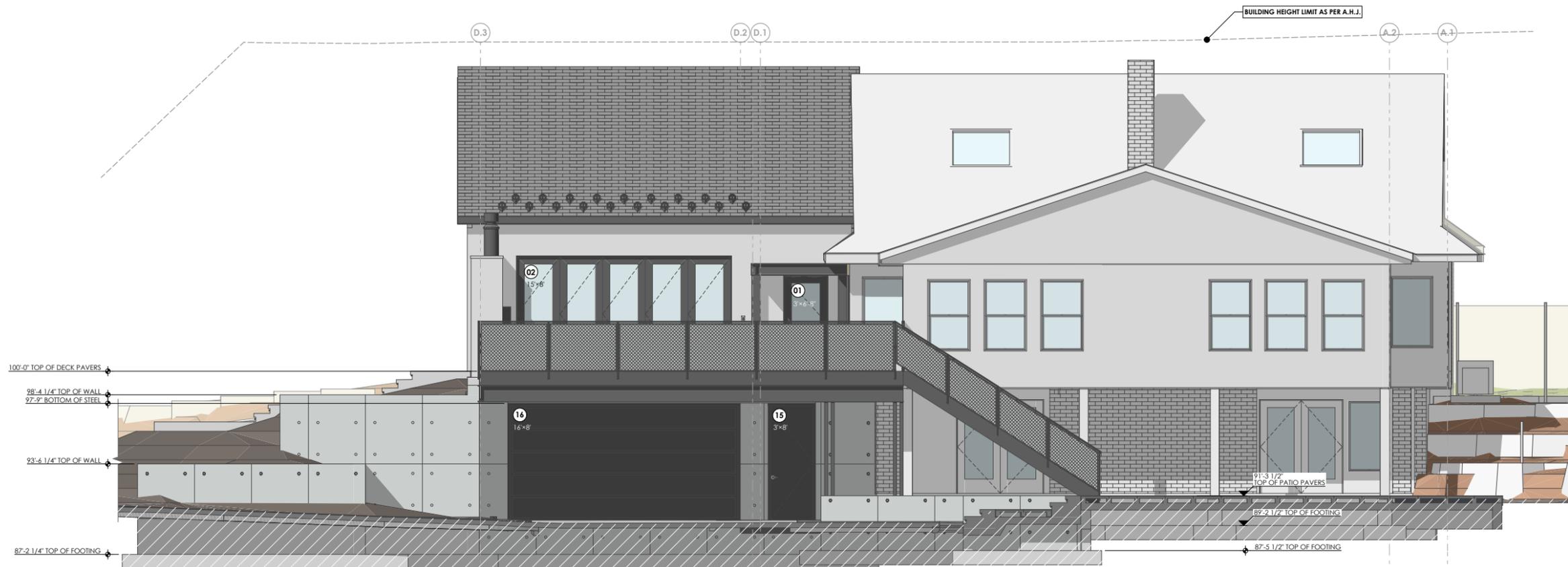
4C



SOUTH ELEVATION - FACADE MATERIAL CALCULATION

Scale: 3/32" = 1'-0"

4B



SOUTH ELEVATION

Scale: 1/4" = 1'-0"

1A

Symbol Legend	
Door ID# - See Door Schedule	Window ID# - See Window Schedule

FIELD VERIFY ALL MEASUREMENTS

12/13/2024 7:46 AM BIMcloud: arcflo - BIMcloud Software at a Service/BRAMBLE RENOVATION/RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024-12-12

CONSULTANT INFO:

PREPARED FOR:

JOHN + JOAN
BRAMBLE

PROJECT LOCATION:

3821 SOUTH ARROYO
ROAD

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS DATE

REVISIONS:

MARK DATE DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

WEST EXTERIOR
ELEVATION

SCALE:

As Noted

SHEET NUMBER:

A 204

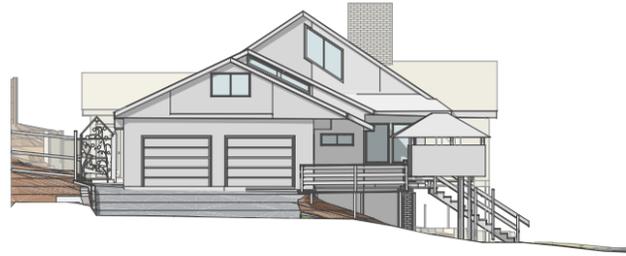
WEST ELEVATION - FACADE MATERIAL CALCULATION			
COLOR	ELEVATION	AREA SQ. FT.	PERCENTAGE
(E) WEST BRICK		36	4.5%
(E) WEST STUCCO		50	6.3%
(N) WEST ARCHITECTURAL CONCRETE		42	5.3%
(N) WEST ENTRY GATE		28	3.5%
(N) WEST FENESTRATION		66	8.3%
(N) WEST STUCCO - SANTA BARBARA FINISH		573	72.1%
TOTAL:		795 H²	100%

General Elevation Notes:

- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc.; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
- Exposed Foundation Walls to Have Hardcoat Plaster Finish - Plaster As Selected by Owner & Install as per MFG Specs
- NO Venter Soffit to be installed within 4' of the Party Wall
- NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
- Rain Gutters w/ Downspouts
 - Square Profile
 - Contractor to Provide Heat Trace System as Required & Provide UI Documentation of Heat Trace System.
 - Drains, Sizes & Install as per Roof System MFG & Specs
 - Downspouts to Align Parallel w/ Fascia
- IRC R302.1 Exterior Walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table 302.1(2)

Exceptions:

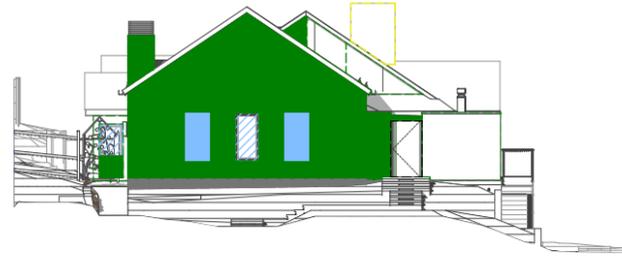
 - Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.



EXISTING WEST ELEVATION REFERENCE

Scale: 3/32" = 1'-0"

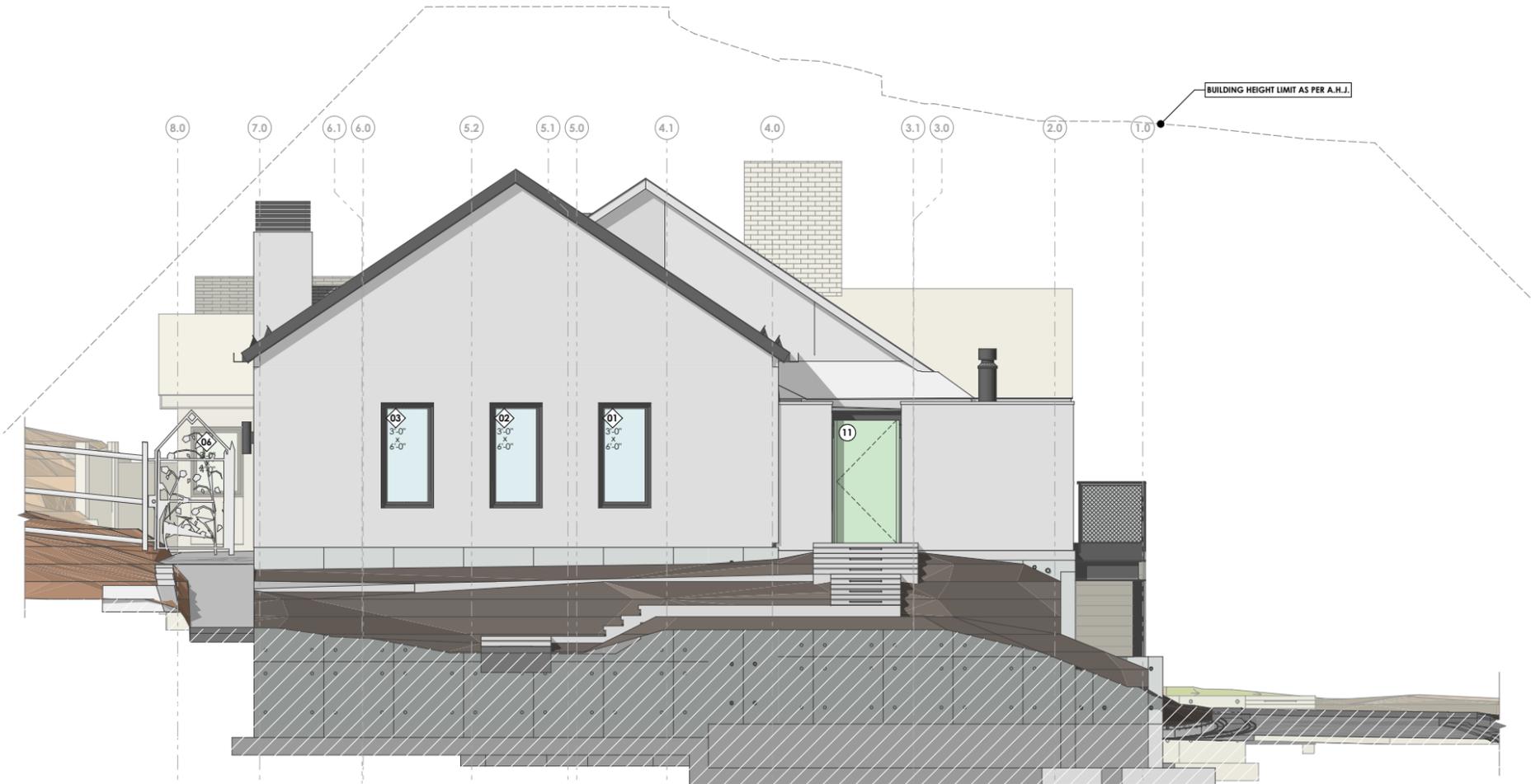
4C



WEST ELEVATION - FACADE MATERIAL CALCULATION

Scale: 3/32" = 1'-0"

4B



WEST ELEVATION

Scale: 1/4" = 1'-0"

1A

Symbol Legend	
Door ID# - See Door Schedule	Window ID# - See Window Schedule

FIELD VERIFY ALL MEASUREMENTS

BIMcloud: arcflo - BIMcloud Software at a Service/BRAMBLE RENOVATION/RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024-12-12
 12/13/2024 7:46 AM
 RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024-12-12

CONSULTANT INFO:

PREPARED FOR:

JOHN + JOAN
BRAMBLE

PROJECT LOCATION:

3821 SOUTH ARROYO
ROAD

AUTHORITY HAVING JURISDICTION:

MILLCREEK

ZIP CODE:

84106

PROJECT TITLE:

**BRAMBLE
RENOVATION**

PROJECT ID #:

RM-770A-22

ISSUE DATE:

12/13/2024

REVIEWED BY:

INITIALS	DATE

REVISIONS:

MARK	DATE	DESCRIPTION

PHASE:

DRAWINGS FOR PERMIT SUBMITTAL

SHEET TITLE:

EAST EXTERIOR
ELEVATION

SCALE:

As Noted

SHEET NUMBER:

A 205

EAST ELEVATION - FACADE MATERIAL CALCULATION			
COLOR	ELEVATION	AREA SQ. FT.	PERCENTAGE
	(E) EAST BRICK	83	10.5%
	(E) EAST FENESTRATION	70	8.8%
	(E) EAST FOUNDATION	53	6.7%
	(E) EAST STUCCO	367	46.2%
	(N) EAST ARCHITECTURAL CONCRETE	75	9.4%
	(N) EAST FENESTRATION	7	0.9%
	(N) EAST FOUNDATION	17	2.1%
	(N) EAST STUCCO - SANTA BARBARA FINISH	122	15.4%
TOTAL:		794 ft²	100%

General Elevation Notes:

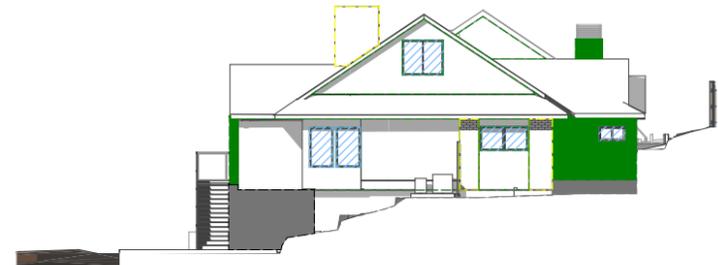
- Exhaust Vents: Toilet, Furnace, Water Heater, Dryer Termination, etc.; are to be Selected by Owner & Install as per Mfg's Specifications AND Requires a Minimum of 3 Feet From Any Opening into the Building as per Current IRC Code
- Exposed Foundation Walls to Have Hardcoat Plaster Finish - Plaster As Selected by Owner & Install as per MFG Specs
- NO Venter Soffit to be installed within 4' of the Party Wall
- NO Penetrations of Roof Rated Sheathing can be Penetrated within 4' of Party Wall as per Current IRC Code
- Rain Gutters w/ Downspouts
 - Square Profile
 - Contractor to Provide Heat Trace System as Required & Provide UI Documentation of Heat Trace System.
 - Drains, Sizes & Install as per Roof System MFG & Specs
- Downspouts to Align Parallel w/ Fascia IRC R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply w/ Table 302.1(2)

Exceptions:

 - Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the Fire Separation Distance.



EXISTING EAST ELEVATION REFERENCE 4C
Scale: 3/32" = 1'-0"



EAST ELEVATION - FACADE MATERIAL CALCULATION 4B
Scale: 3/32" = 1'-0"



EAST ELEVATION 1A
Scale: 1/4" = 1'-0"

Symbol Legend	
Door ID# - See Door Schedule	Window ID# - See Window Schedule

FIELD VERIFY ALL MEASUREMENTS

BIMcloud: arcflo - BIMcloud Software at a Service/BRAMBLE RENOVATION/RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024/12/12 7:46 AM 12/13/2024 RM-770A-22/BRAMBLE RENOVATION - 03_DD - 2024/12/12