

**Infinite Cycles Sign  
DRC Redline Comments**

Cameron Smart – Requests sign approval for Infinite Cycles located at 1678 East SR-92 in Bldg K of Center Pointe.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson  
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: none present

Date of plans reviewed: 6/2/11

Review began: 1:00

Review ended: 1:25

**DRC COMMENTS:**

- Provide dimensions of the wall and the signs to assure the size requirements are being met
- Indicate whether the size of the monument sign is being increased

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**Note:** This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Richard Chiu Moving of Buildings  
DRC Redline Comments**

Richard Chiu – Requests review of a Moving of Buildings application to allow 3 accessory buildings to be moved onto property he owns located at approximately 2600 West 700 South in an A-5 Agricultural Zone.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson  
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: none present

Date of plans reviewed: 5/31/11

Review began: 1:25

Review ended: 1:40

**DRC COMMENTS:**

- There is no City Power available
- Buildings cannot be used for human occupancy – they can only be agricultural accessory buildings. Not for storage of hazardous materials above allowable quantities
- Buildings must be set upon the ground (removed from blocks)
- Buildings cannot be connected to water and sewer, based upon the agricultural uses

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION APPROVAL JULY 14, 2011

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**Kensington Place Plat B Final Subdivision Plat  
DRC Comments**

Ivory Homes – Requests Final Subdivision approval for Kensington Place, Plat B, an 11-lot Planned Residential Development located at approximately 450 North 2030 West in an R-1-22 PRD zone. (SECOND SUBMITTAL – date of last review 5/18/11)

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Tom Romney and Brad Mackay

Date of plans reviewed: 6/2/11

Began: 1:40

Ended: 2:30

**DRC RED LINE COMMENTS:**

**Lee:**

1. Sheet M1 – if services for lot 117 and 118 are off of 450 North, show and label construction valves for installation of Plat B
2. On the note at the intersection 2030 West/450 North of at water fittings, add “flanged” to the note

**Lynn:** No comments

**Jim:**

3. Sheet PP2 – inlet #4 match tops of pipes
4. Sheet PP1 – storm drain combo box #2, label line going to the south of the box
5. Sheet M5 – add a dotted line tracing the route of the swale on lots 206-211

**Brad:** No comments

**Kim:**

6. Pursue coordination with adjacent land owner to the east to coordinate stub road to the east

**Kerry:**

7. Correct hydrant spacing or add an additional hydrant so there is no more than 500 feet between hydrants

**Rob:** No comments.

**Steve:** No comments

**PRIOR TO RECORDING OF PLAT:**

1. Provide an engineer’s cost estimate for the cost of all improvements.
2. Bonding for improvements must be in place.
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor’s and engineer’s stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback) are paid.
7. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid.
8. Show lot addresses on the final plat.
9. Provide a disc with the final plat and design drawings in dxf format.
10. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
11. City Engineer to check the plat for closure
12. CC&R supplement

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.

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3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
4. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
5. Open space amenities will be completed with Phase 3
6. With Phase 3, considering meandering the trail
7. Utilities on this plat are reliant upon Phase 1 utilities being completed
8. Building permit will be required for rock wall (Jim's comment)
9. The developer/home builder shall be responsible to ensure that the homes are built at such an elevation that the basement drains will gravity flow to the storm drain system

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL JULY 14, 2011

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