

Harvey and Longacker/Swallow Property Rezone

A-5 and R-A to R-1-8 w/ PRUD Overlay

A Project presented by



Utah's Premier One-Level Living Experience



200 North

Wilkie St.

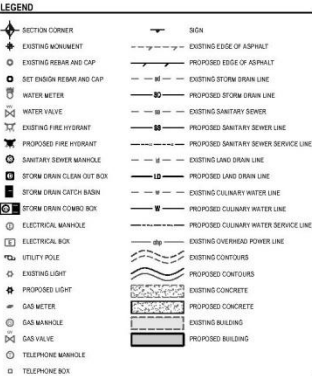
Seemore Dr

W 2

Rezone Area
5.74 Acres

S 1700 W

200 NORTH STREET



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.243.3590

CEDAR CITY
Phone: 435.285.1453

RICHFIELD
Phone: 435.296.2983

WWW.ENSIGNENG.COM

FOR:

OVATION POWER
408 NORTH KAYS DRIVE
KAYSVILLE, UT 84027

CONTACT:

BRAD PROBIT
PHONE: 801-564-3886

LONGAKER PROPERTY
DRY PLAT - NOT TO BE RECORDED
1773 WEST 200 NORTH
KAYSVILLE, UTAH

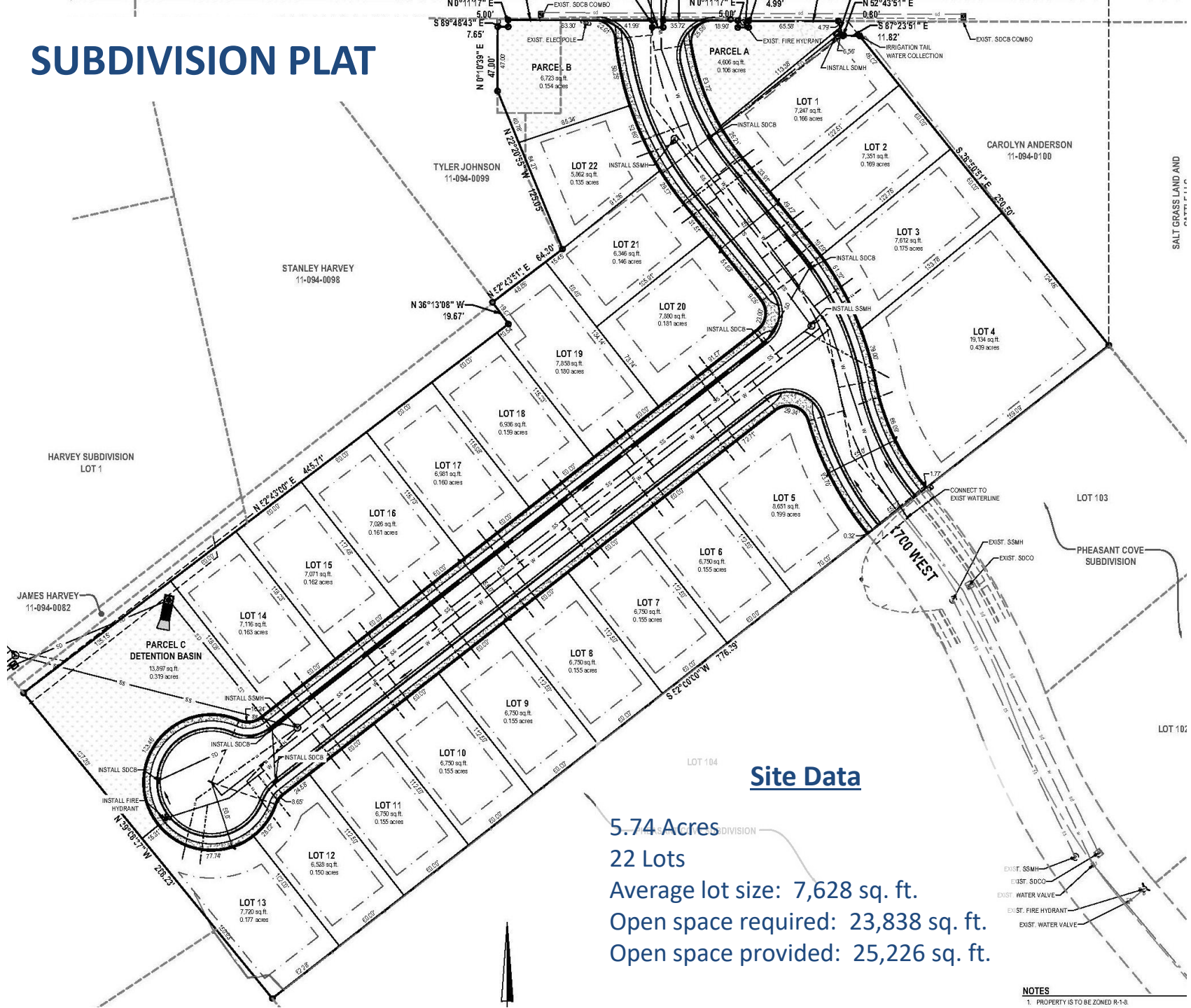


PRELIMINARY PLAT

NOTES	
1. PROPERTY IS TO BE ZONED R-1-B	
A. FRONT YARD SETBACK IS 20	
B. SIDE YARD SETBACK IS 20	
C. REAR SETBACK IS 15	

1 OF 1

SUBDIVISION PLAT



Site Data

5.74 Acres
 22 Lots
 Average lot size: 7,628 sq. ft.
 Open space required: 23,838 sq. ft.
 Open space provided: 25,226 sq. ft.

NOTES

1. PROPERTY IS TO BE ZONED R-1-B.

TRAFFIC CALMING MEASURES



POSSIBLE
ISLAND
DIVERter

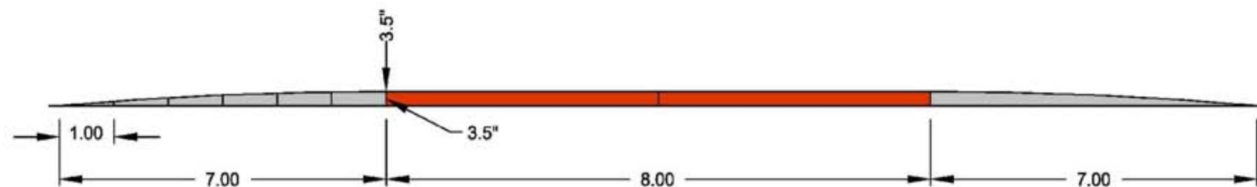
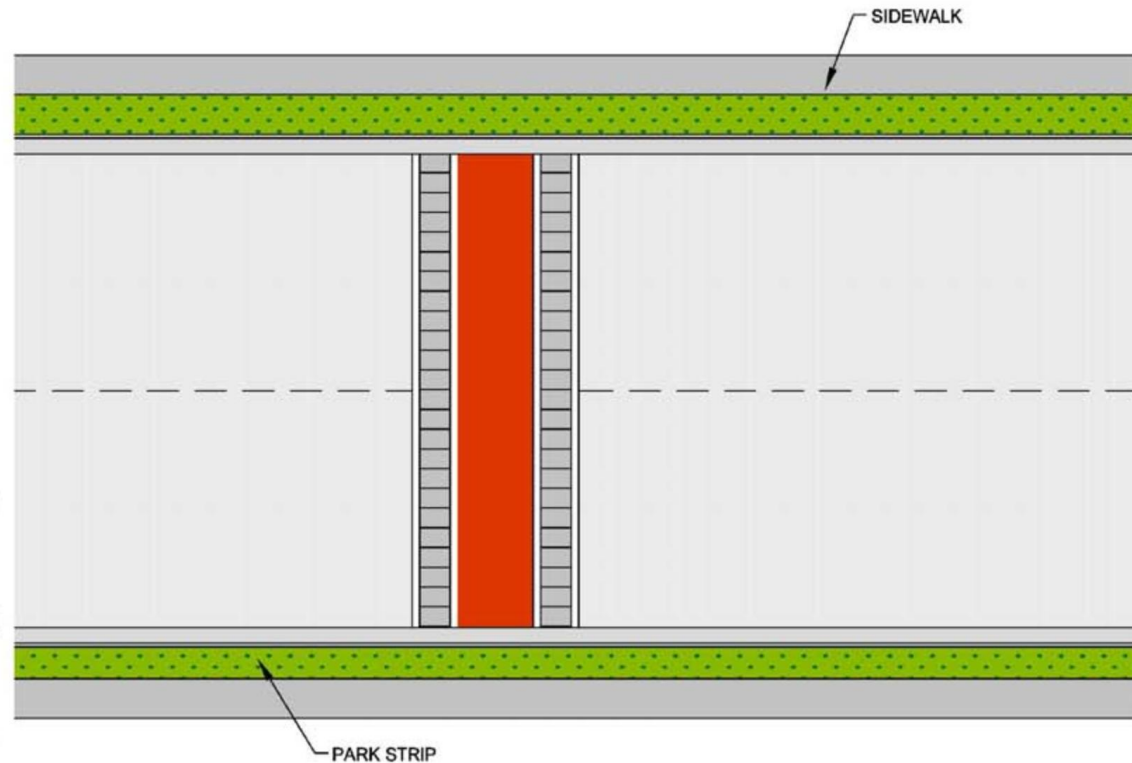
POSSIBLE
SPEED
TABLE

POSSIBLE
STOP
SIGN

SPEED TABLE



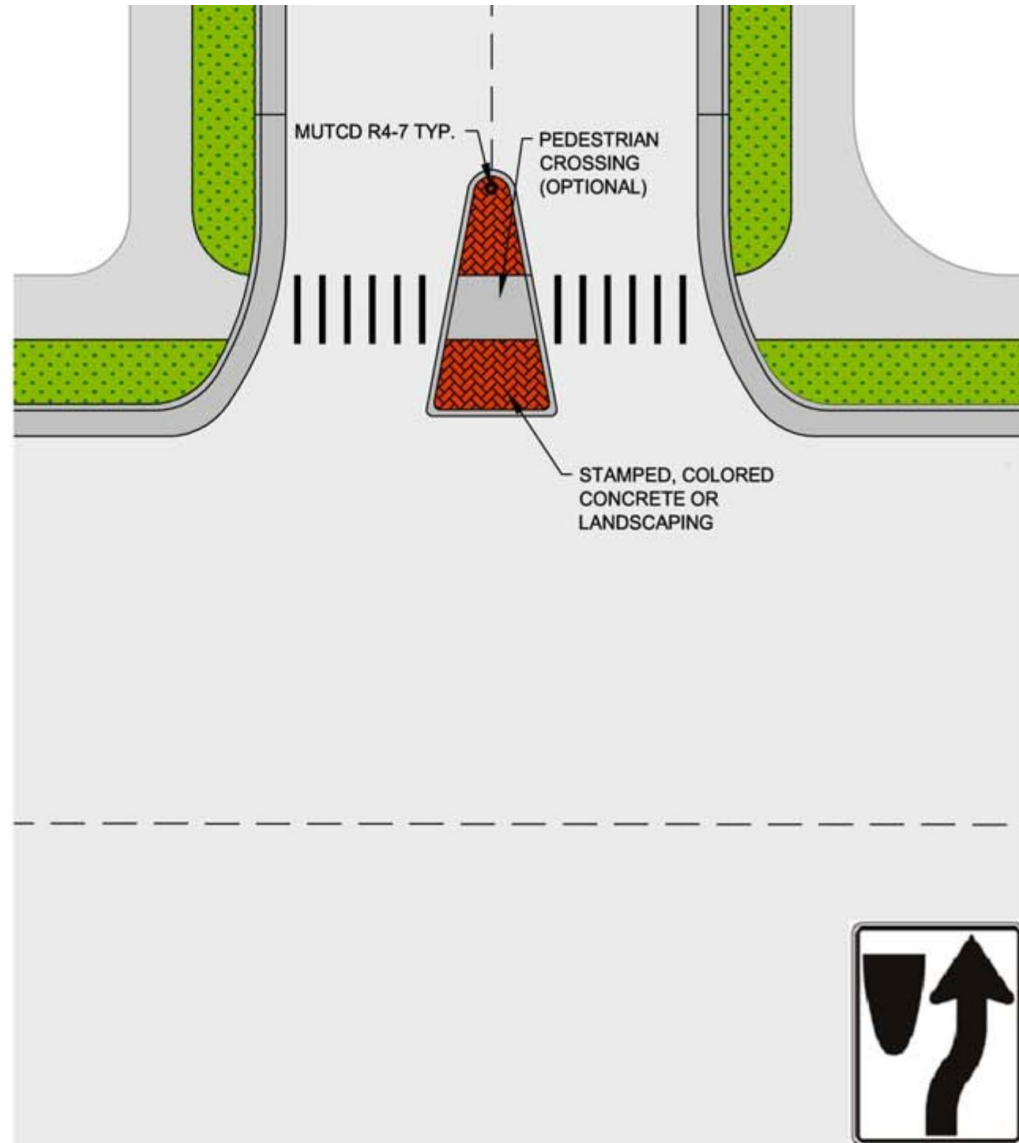
A *speed table* is a raised section of roadway typically 3.5-inches in height and 22 feet in length with a flat top 8 feet in length. They are used to control traffic speed while attempting to maintain an adequate level of comfort for the traveler. Speed tables are recommended to be constructed of concrete. The disadvantages of a speed table include an increase in emergency vehicle response time, conflicts with snow removal, increase in noise pollution and they can cause a rough ride.



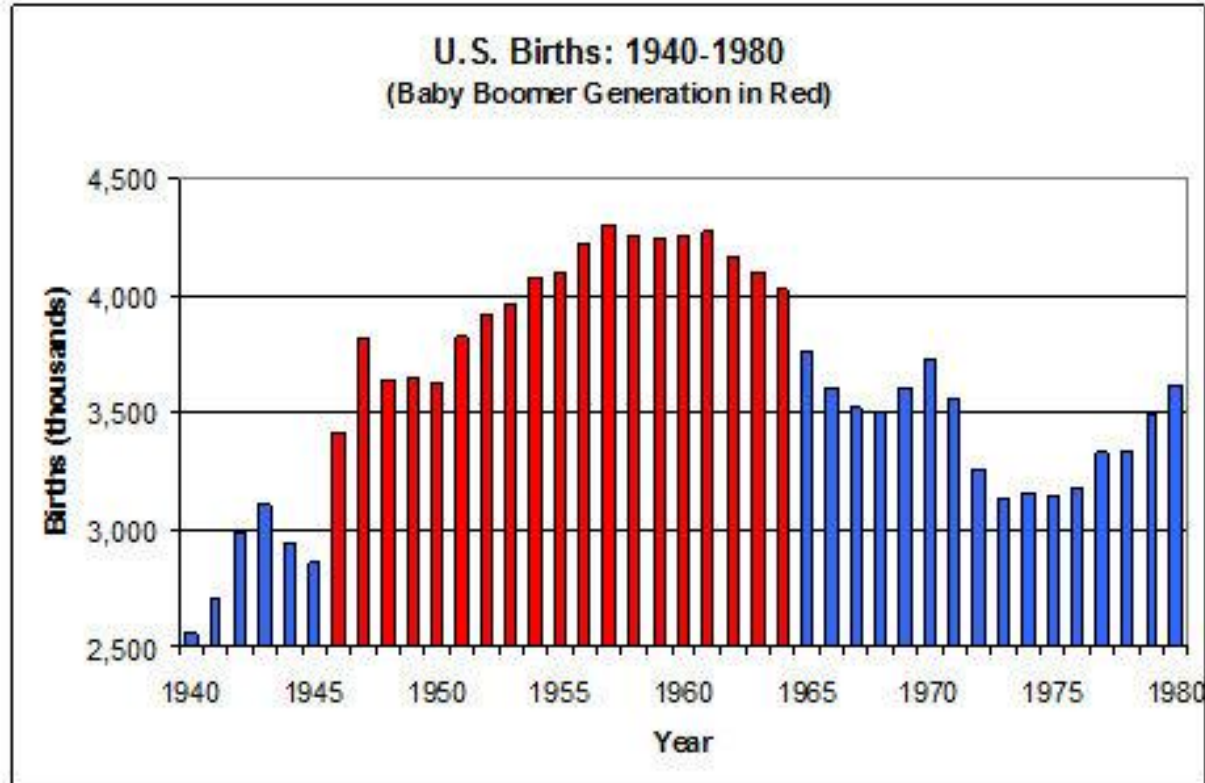
MEDIAN/ISLAND DIVERTER



An *island diverter* is a traffic calming measure that is placed at the entrance of a roadway to confine travelers to the correct lane of travel while entering a roadway. Island diverters will decrease speed of traffic entering a roadway and lessen the risk of conflict between opposing traffic. Island diverters can reduce effectiveness of snow plows and improper location can increase emergency response time.



Our Buyers



Our key demographic is the Baby Boomers who were born between 1946 and 1964

Our Project and Buyers

- In Kaysville, approximately 20% (5,500) of residents are 55+
- 220 active-adult residential housing units in Kaysville (including 67 new lots in Orchard Ridge)
- 70% less traffic than typical single-family - 3.71 vs. 11 trips per household, per day
- Active-adult vehicle trips are typically non-peak hour
- Minimal new population pressure or burden on schools
- Long-term neighborhood stability

Presence in Davis County

- Ovation Homes has primarily had a presence in Davis and Weber Counties.
- We're looking forward to establishing a solid relationship with, and bringing value to many communities in Kaysville.
- Our clients are anchor citizens who beautify and take care of their property.
- Many of our buyers live close to where our communities are built.





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in Kaysville