

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

SUBDIVISION PLAT



LAYTON
1425 W. 400 Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENGINEERING.COM

OWNER/OWNER
48 NORTH KAYS DRIVE
KAYSVILLE, UT 84057

DESIGNER
EN SIGN
PHONE: 801-547-1100

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



PRELIMINARY PLAT

1 OF 1

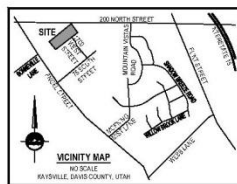
CALL BLUEPRINTS
801 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK
BENCHMARK: THE EAST QUARTER CORNER
OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MORMON
FOUND BRASS CAP
ELEVATION: 4266.01

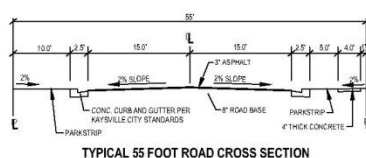
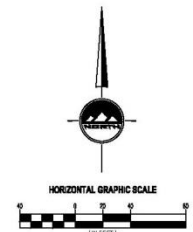
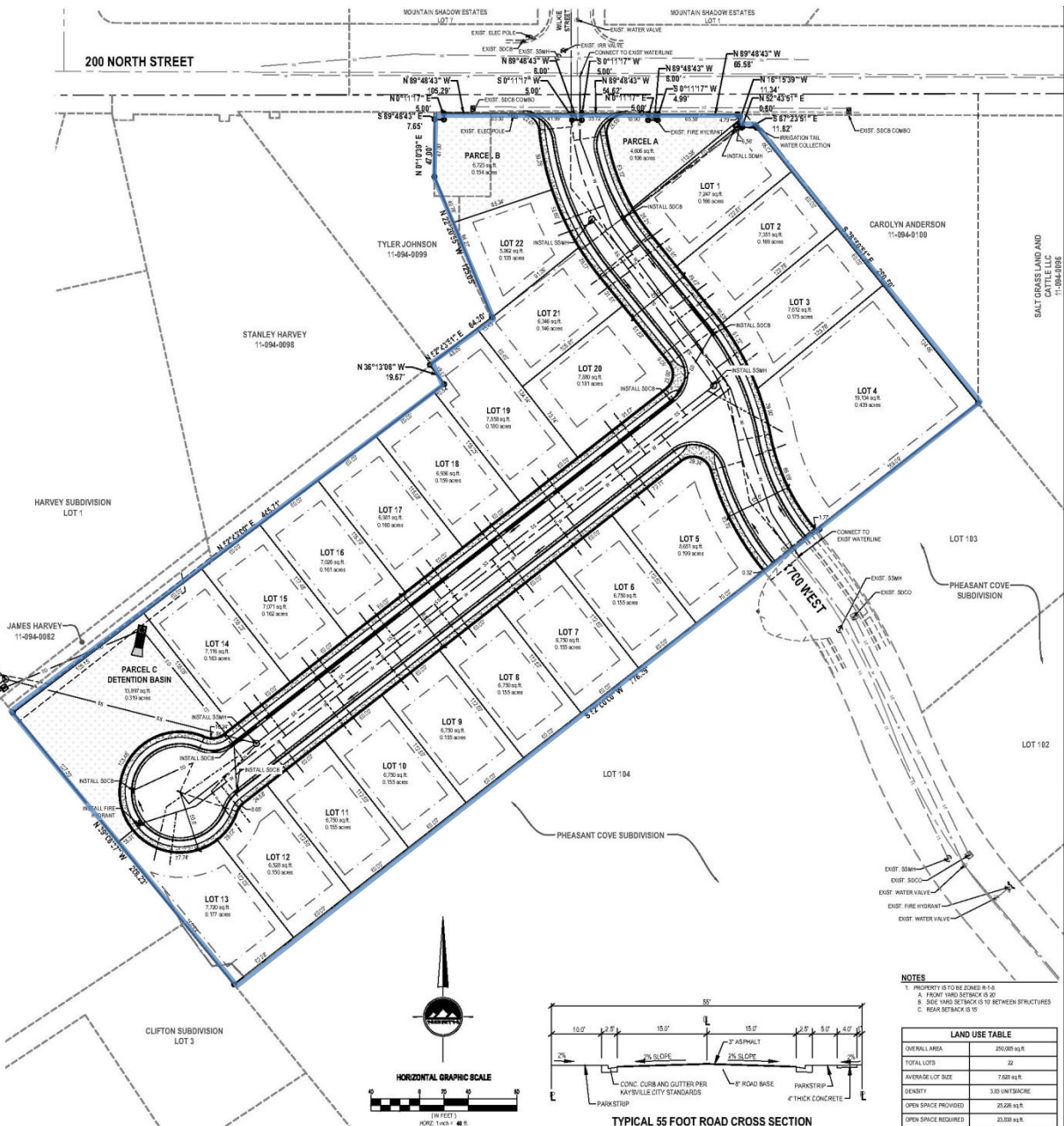
LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- EXISTING REMAIN AND CAP
- EXISTING REMAIN AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN CATCH BASIN
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SKIN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING

EXIST. SANH
EXIST. ELEC. POLE
EXIST. WATER METER
INSTALL SANH ON
EXIST. SO LINE
FIELD LOCATE AND
CONNECT TO
EXIST. SO LINE
EXIST. SANH
EXIST. IRR VALVE
EXIST. WATER VALVE
EXIST. WATER VALVE



DAVID AND KATHERINE
JOHNSON
11-094-0016

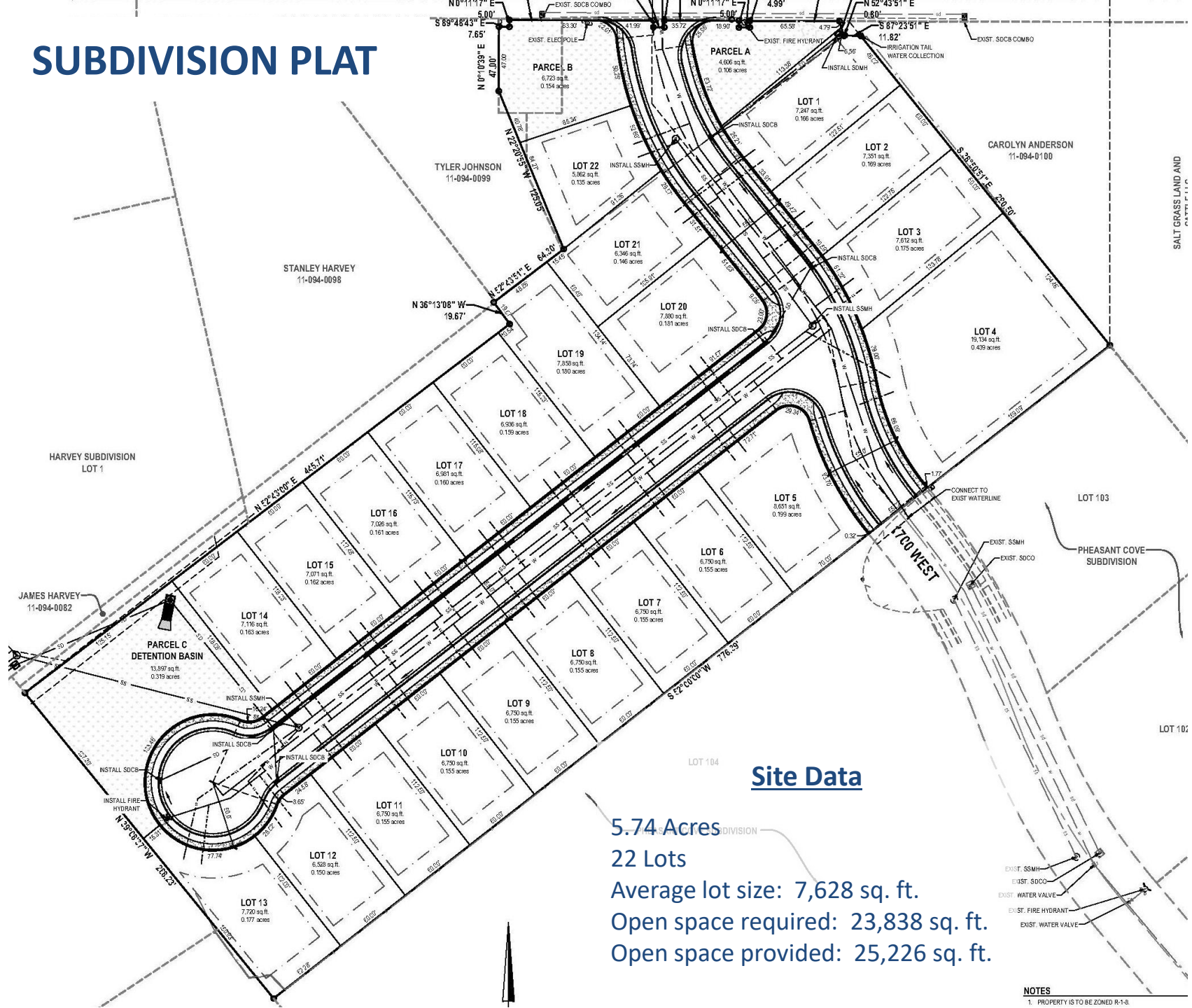


NOTES

- PROPERTY IS TO BE ZONED R-1.5
- FROM VARIOUS STANDARDS
- SIDE YARD SETBACK IS 10 FEET BETWEEN STRUCTURES
- REAR SETBACK IS 10 FEET

LAND USE TABLE	
OVERALL AREA	250,000 sq. ft.
TOTAL LOTS	22
AVERAGE LOT SIZE	7,273 sq. ft.
STAIRS	3.00 UNIT/ACRE
OPEN SPACE PROVIDED	25,000 sq. ft.
OPEN SPACE REQUIRED	25,000 sq. ft.

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

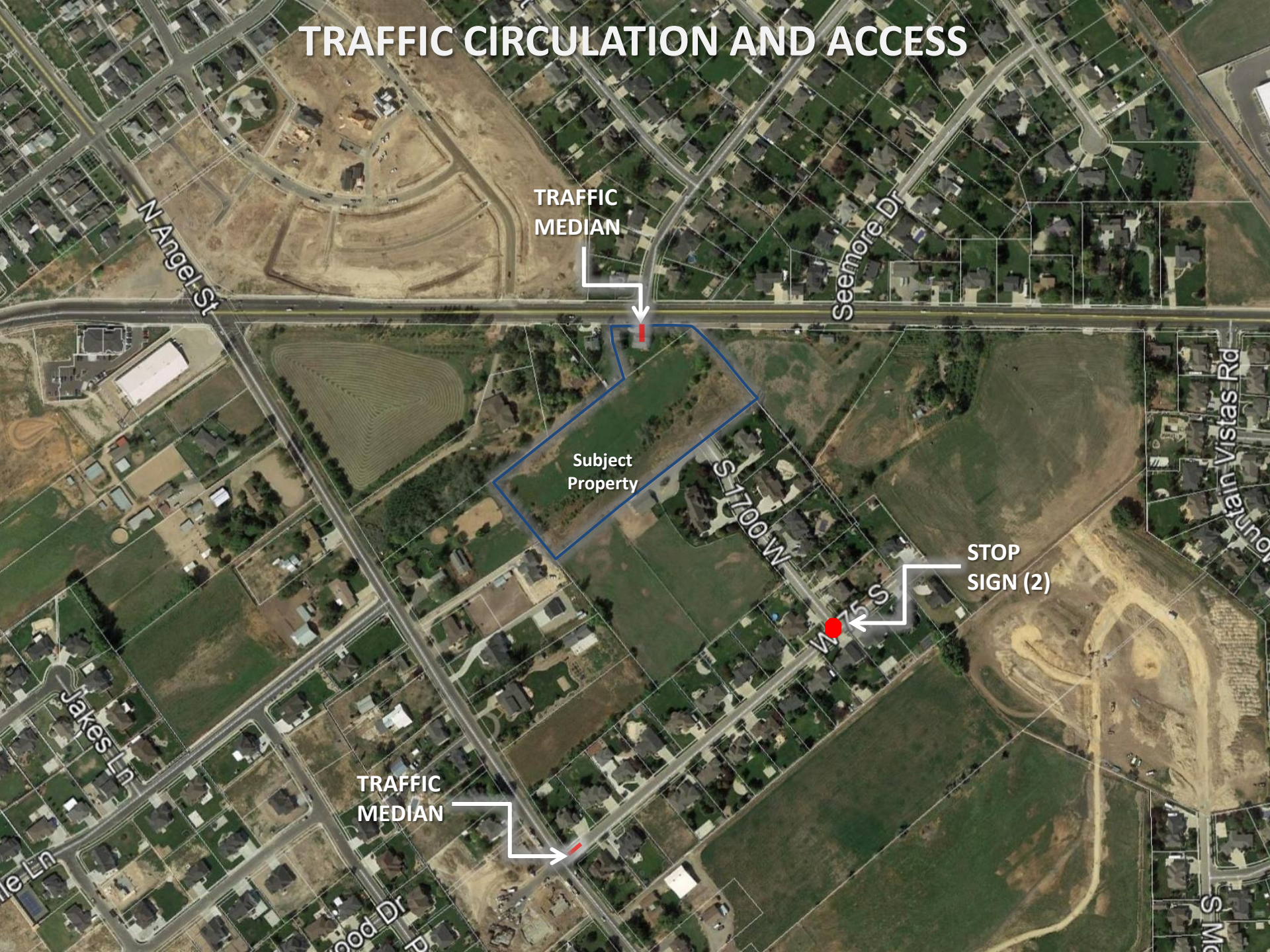
1. PROPERTY IS TO BE ZONED R-1-B.

Development Agreement

Development Standards and Guidelines

- Architecture – brick, rock, stone, stucco, and hardie board. Vinyl siding not allowed. Minimum 2-car garage.
- Building Height and Square Footage – maximum 30 foot height, minimum 1,900 square feet of living area.
- Fencing – 6-foot solid vinyl around perimeter of subdivision and between homes (rear yard area).
- Landscaping – open space areas, individual lots, HOA maintenance.
- Traffic Circulation and Access – traffic medians at 200 North and 75 South, stop signs at 75 South and 1700 West.

TRAFFIC CIRCULATION AND ACCESS



TRAFFIC
MEDIAN

Subject
Property

STOP
SIGN (2)

TRAFFIC
MEDIAN

MEDIAN/ISLAND DIVERTER

Kaysville Example



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.

MEDIAN/ISLAND DIVERTER

Kaysville Example



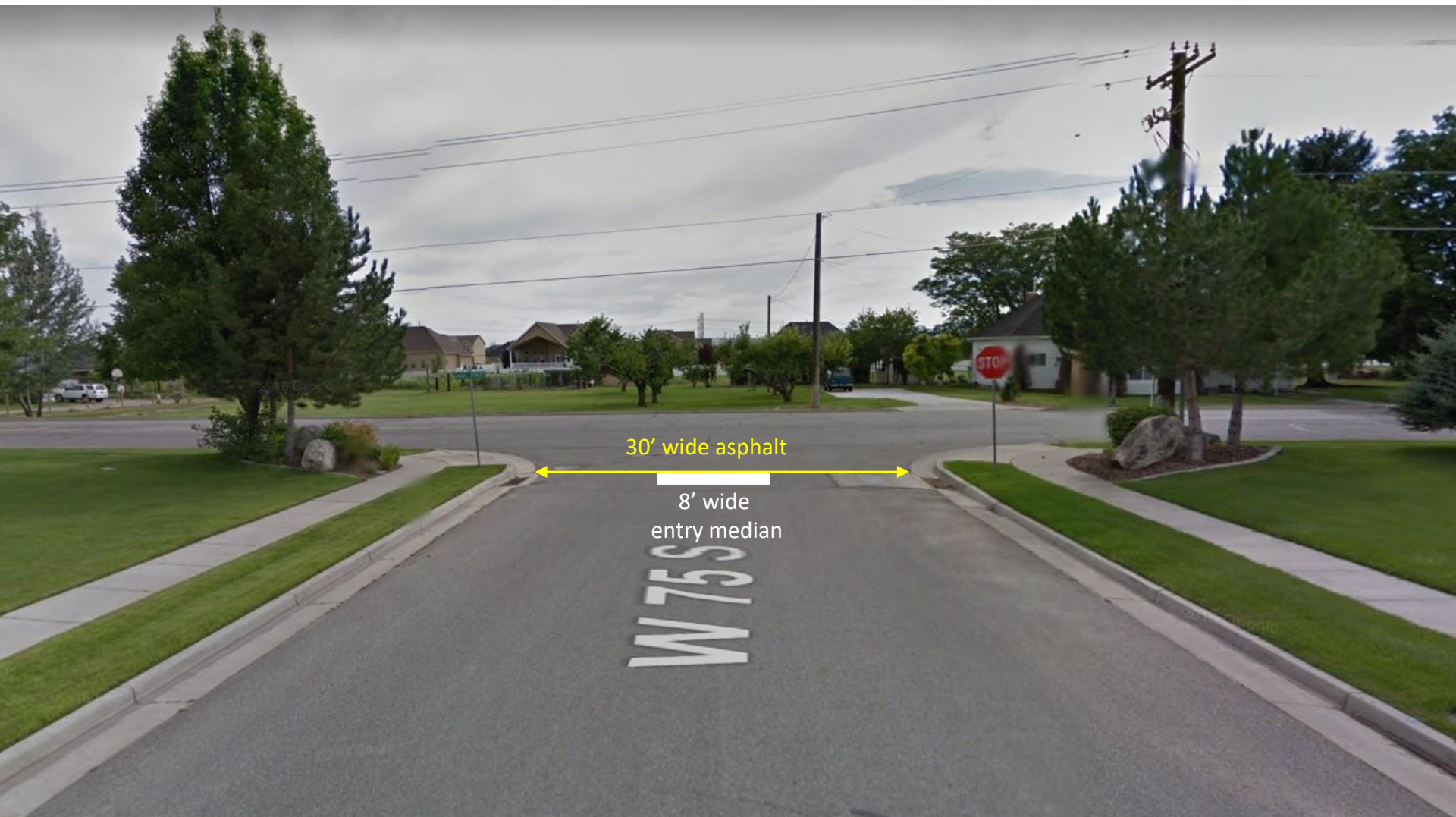
MEDIAN/ISLAND DIVERTER

Xeriscape Concepts

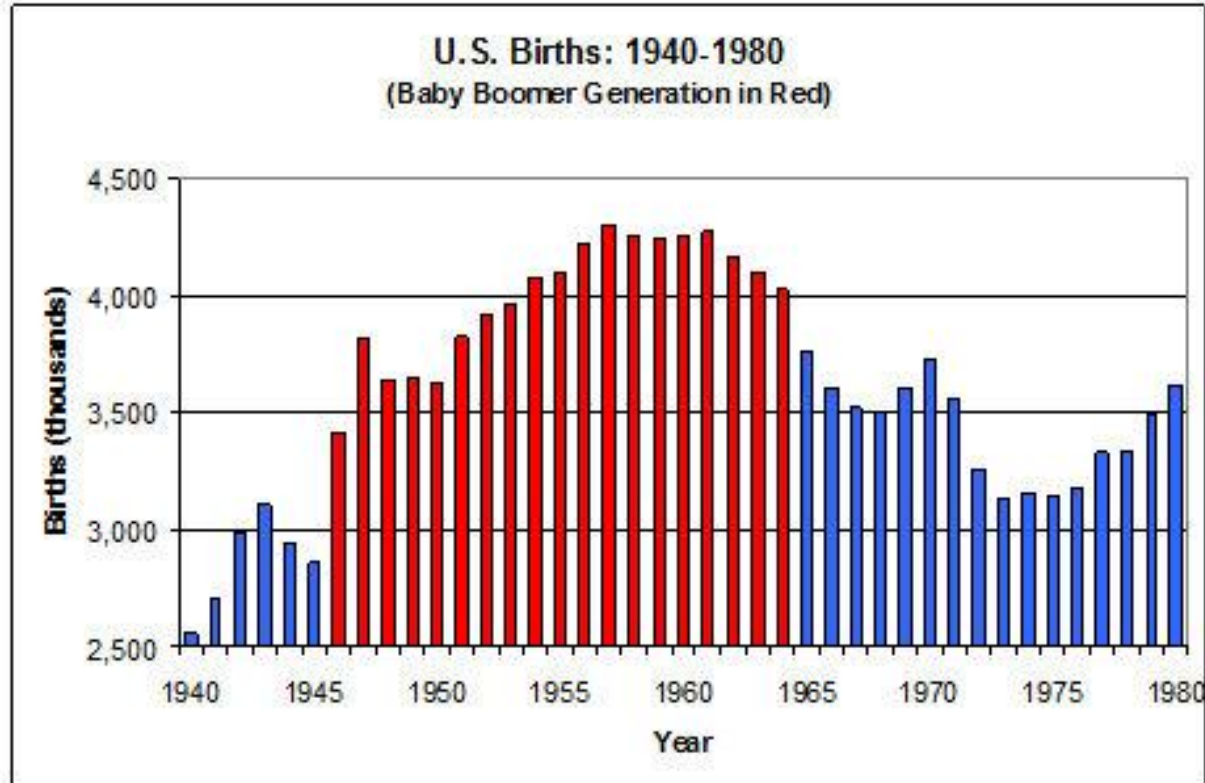


MEDIAN/ISLAND DIVERTER

75 South / Angel Street



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.





**Utah's Premier
One-Level Living Experience**

in Kaysville