



June 20, 2019

Kaysville City Council
23 East Center Street
Kaysville, Utah 84037

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

RE: Longaker Property
1773 West 300 North
Kaysville, UT 84037

City Council Members,

The purpose of this letter is to address the water and flow path through the Longaker property located at the above described location. Prior to the widening and improvements to 200 North Street completed last year, the entrance to the Longaker property at 200 North Street was a low point in the street. The original road cross section of 200 North Street didn't have any curb and gutter on the south side of the property, so all stormwater runoff from the street was routed through the property. Additionally, there is a natural drainage on the north side of 200 North across from the Longaker property that used to be piped across the street into the drainage ditch located through the property. As part of the 200 North Street Improvement project recently completed by Kaysville City, a 24" storm drain was added on the south side of the road that collects the roadway runoff and the runoff from the drainage to the north. The storm drain routes the water to the west within the 200 North street right-of-way and through the Kaysville City storm drain system. See attached map.

The only water that currently flows through the Longaker property is the excess flood irrigation (tail water) that is used to farm the Carolyn Anderson Property to the east. This tail water is shown to be collected in a storm drain line that will route through the proposed subdivision and discharge in the existing storm drainage system located in Angel Street to the west of the property where the existing ditches currently drain.

If you have any question on any of the information above, please feel free to contact me.

Sincerely,

Cam Preston, P.E., S.E.
Associate

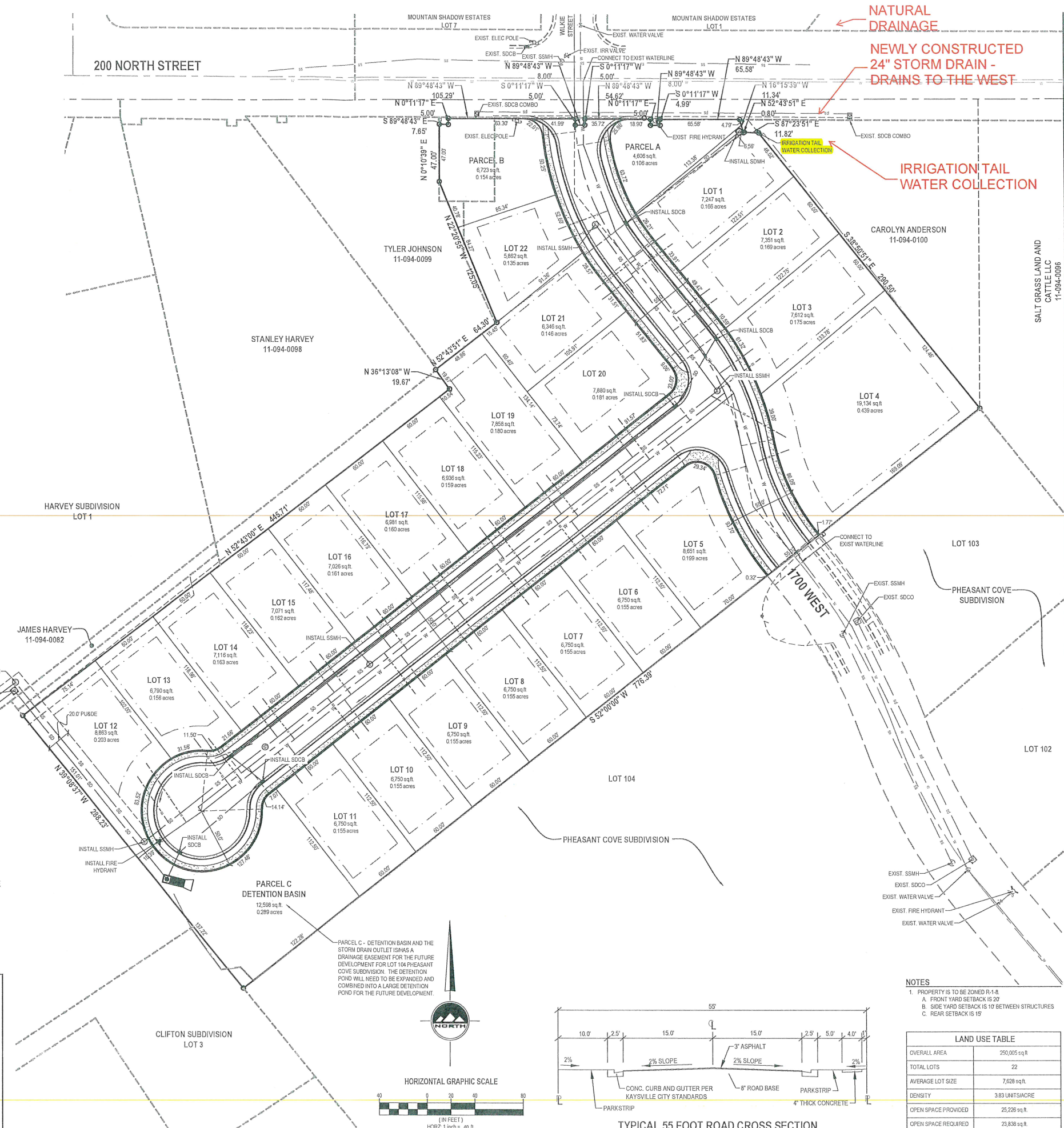
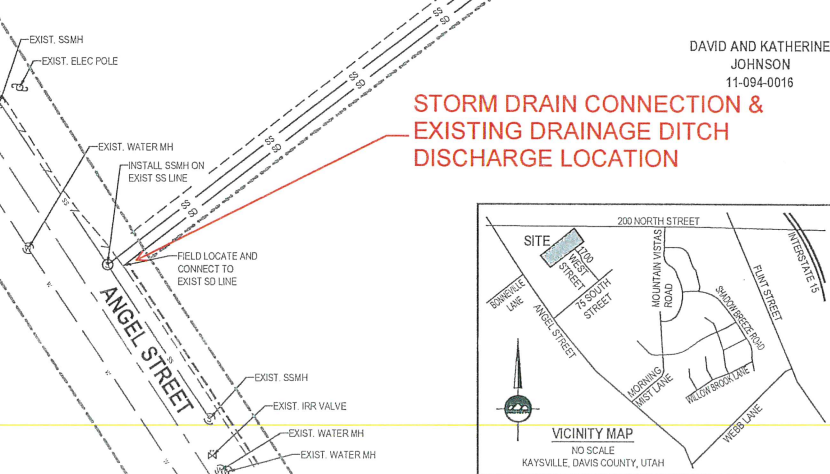
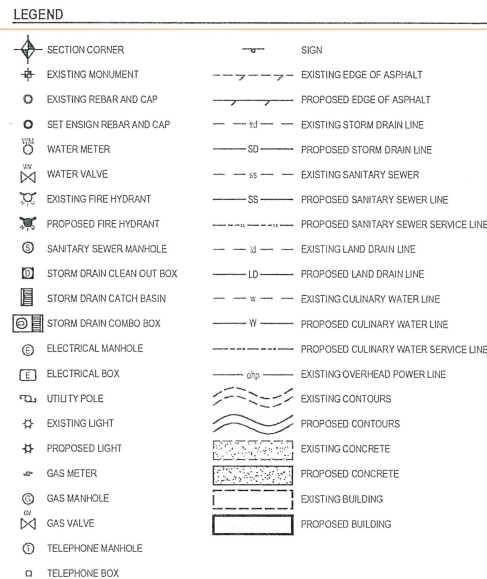
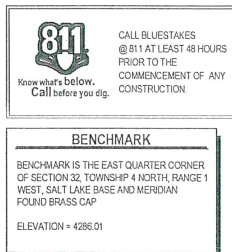
SALT LAKE CITY
45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

LAYTON
1485 W Hill Field Rd, Ste 204
Layton, UT 84041
P 801.547.1100

CEDAR CITY
1870 North Main Street, Ste 104
Cedar City, UT 84721
P 435.865.1453

TOOELE
169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD
225 North 100 East
Richfield, UT 84701
P 435.896.2983



OVERALL AREA	250,005 sq ft
TOTAL LOTS	22
AVERAGE LOT SIZE	7,628 sq ft.
DENSITY	3.83 UNITS/ACRE
OPEN SPACE PROVIDED	25,226 sq ft.
OPEN SPACE REQUIRED	23,838 sq ft.

 ENSIGN THE STANDARD IN ENGINEERING		
LAYTON 1485 W. Hill Field Rd., Ste. 204 Layton, UT 84041 Phone: 801.547.1100		
SALT LAKE CITY Phone: 801.255.0529		
TOOELE Phone: 435.843.3590		
CEDAR CITY Phone: 435.865.1453		
RICHFIELD Phone: 435.896.2983		
WWW.ENSIGNENG.COM		
FOR: OVATION HOMES 658 NORTH KAYS DRIVE KAYSVILLE, UT 84037 CONTACT: BRAD FROST PHONE: 801-564-3898		
LONGAKER PROPERTY PRELIMINARY PLAT - NOT TO BE RECORDED 1773 WEST 200 NORTH KAYSVILLE, UTAH		
		
NO. DATE	REVISION	BY
1	FSH REVIEW	
2		
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5		
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7		
8		
PRELIMINARY PLAT		
PROJECT NUMBER 8510		PRINT DATE 6/2019
DRAWN BY M.ELMER		CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON		
1 OF 1		