

Sunrise Development

South Jordan, Utah
Community Structure Plan

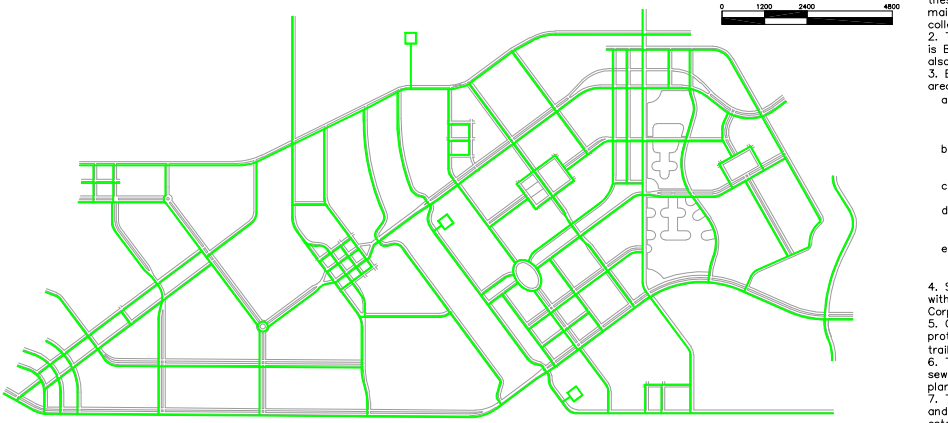
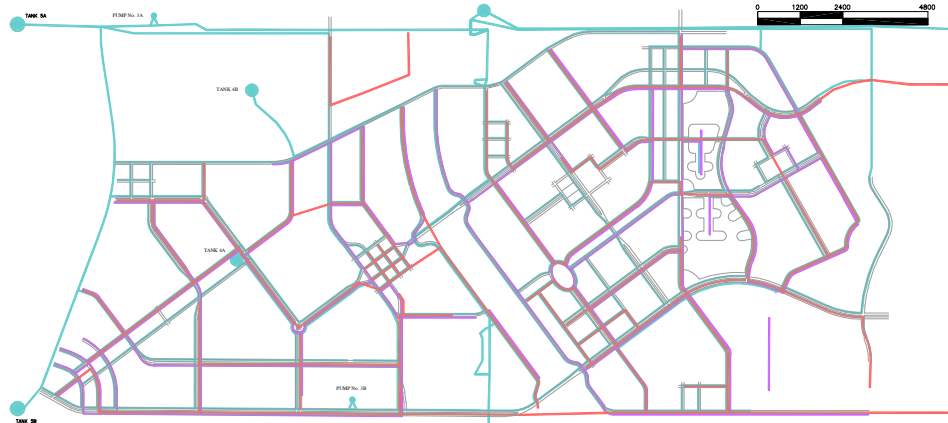
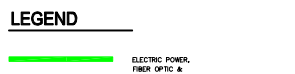
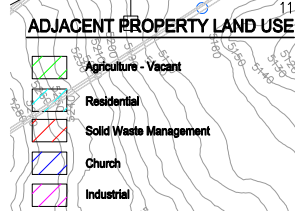
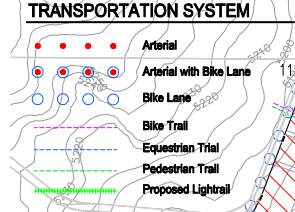
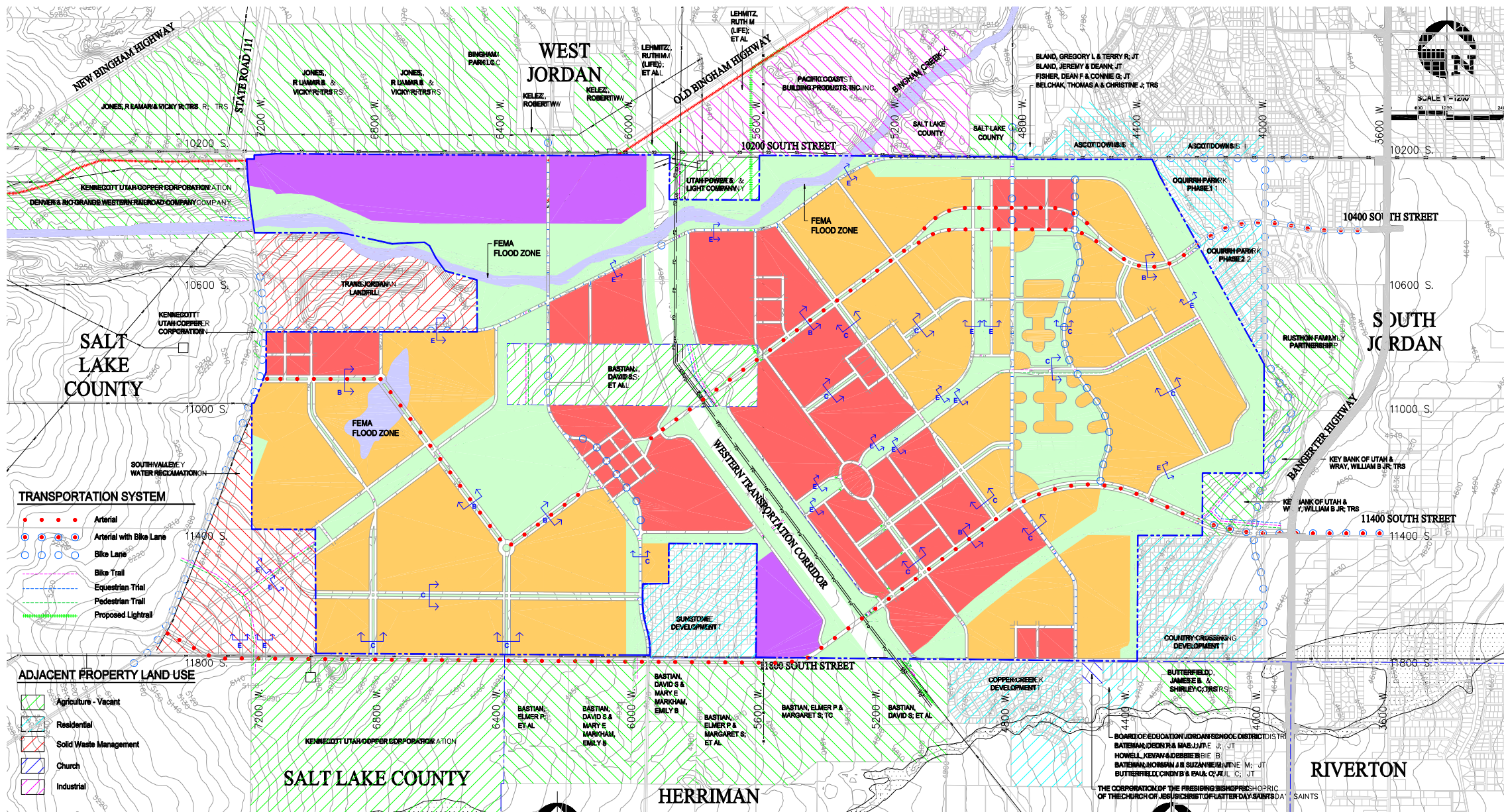
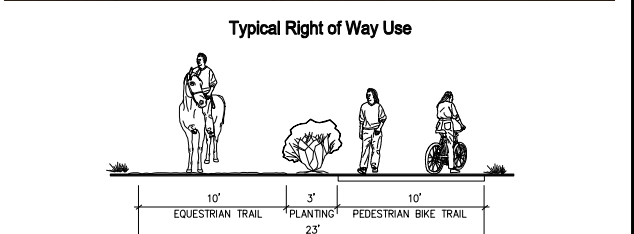
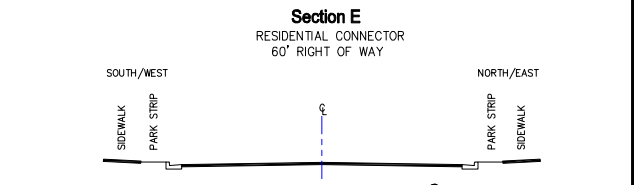
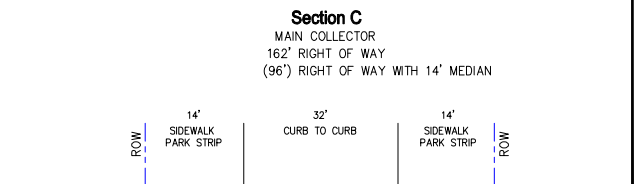
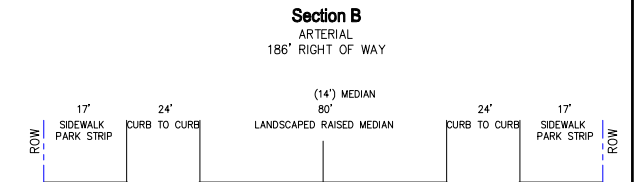
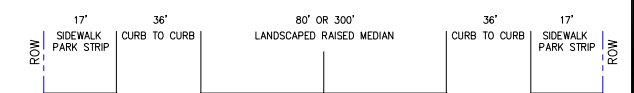
OWNER AND DEVELOPER LAND USE LEGEND

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941.4 AC.	Town
303.2 AC.	Business - Research Parkway
1540.4 AC.	Village
1290.0 AC.	Open Space

	Approved	Proposed
Total Acres	3,865	4,157
Open Space Acres	1,390	1,250
Residential Units	12,312	13,667
Retail (Square Feet)	1,990,000	2,390,000
Office (Square Feet)	4,885,000	5,185,000
Industrial (Square Feet)	1,500,000	1,500,000

ROADWAY SECTIONS



PROJECT NOTES

- The street network plan is made up of two (2) main arterials with Major Collectors and Minor Collectors connecting to these arterials throughout the plan. The roadway designs of these street systems are based on UDOT standards for the main arterials and AASHTO standards for the major and minor collectors.
- There is only one existing waterway traversing the site, which is Bingham Creek. Within the West section of the plan there also exists a small FEMA Flood Plain zone.
- Existing major utility easements are located in the following areas:
 - Pacific Corp's primary overhead power distribution lines run North-South through the site at 5800 W. to 5200 W. They included one system rated at 345 KV and a second system rated at 215 KV.
 - Parallel to and situated West the main overhead power lines, is a main high pressure gas line running through the site as well.
 - At 5600 west, running from the South boundary to the North boundary is a Jordan Valley Water Conservancy District A 12-inch main sewer line, coming from the West (Copperton) extends along 10200 South from the West boundary to the East boundary of the property.
 - There are various overhead medium voltage power lines running across the site. See the plan view above for location information.
- Secondary water rights for the project's site are associated with right no. 59-5675, owned by Kennecott Utah Copper Corporation, and is equal to 7,500 cc-ft of Jordan River water.
- Open space shown on the plan view will be created to protect the natural features, provide recreational areas and trails, and/or preserve the natural character of the area.
- The proposed major infrastructure includes water, sanitary sewer, storm drainage and street improvements. See the site plans provided.
- The infrastructure systems have been schematically designed, and where possible design flow models have been run, to establish minimum sizing for piping, structures and features for the various systems. As such the systems are currently designed to provide adequate service to the projected land use types as shown on the site plan.
- Other information shown are the projected dry utilities (Power, Natural Gas, Telephone, Data/Comm) routing and facilities.

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No.	Revisions	By	Date
4	REVISED OPEN SPACE ACREAGE	CLR	1/17/02
3	FINAL ISSUE FOR SOUTH JORDAN APPROVAL	CLR	1/11/02
2	REVISIONS FOR SOUTH JORDAN	CLR	1/03/02
1	ISSUED FOR SOUTH JORDAN APPROVAL	CLR	12/21/01

Project Number	PM
B6302000	CLR
Filename	Plot Date
CSP.dwg	1/17/02
Scale	Date Issued
AS SHOWN	1/17/02

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