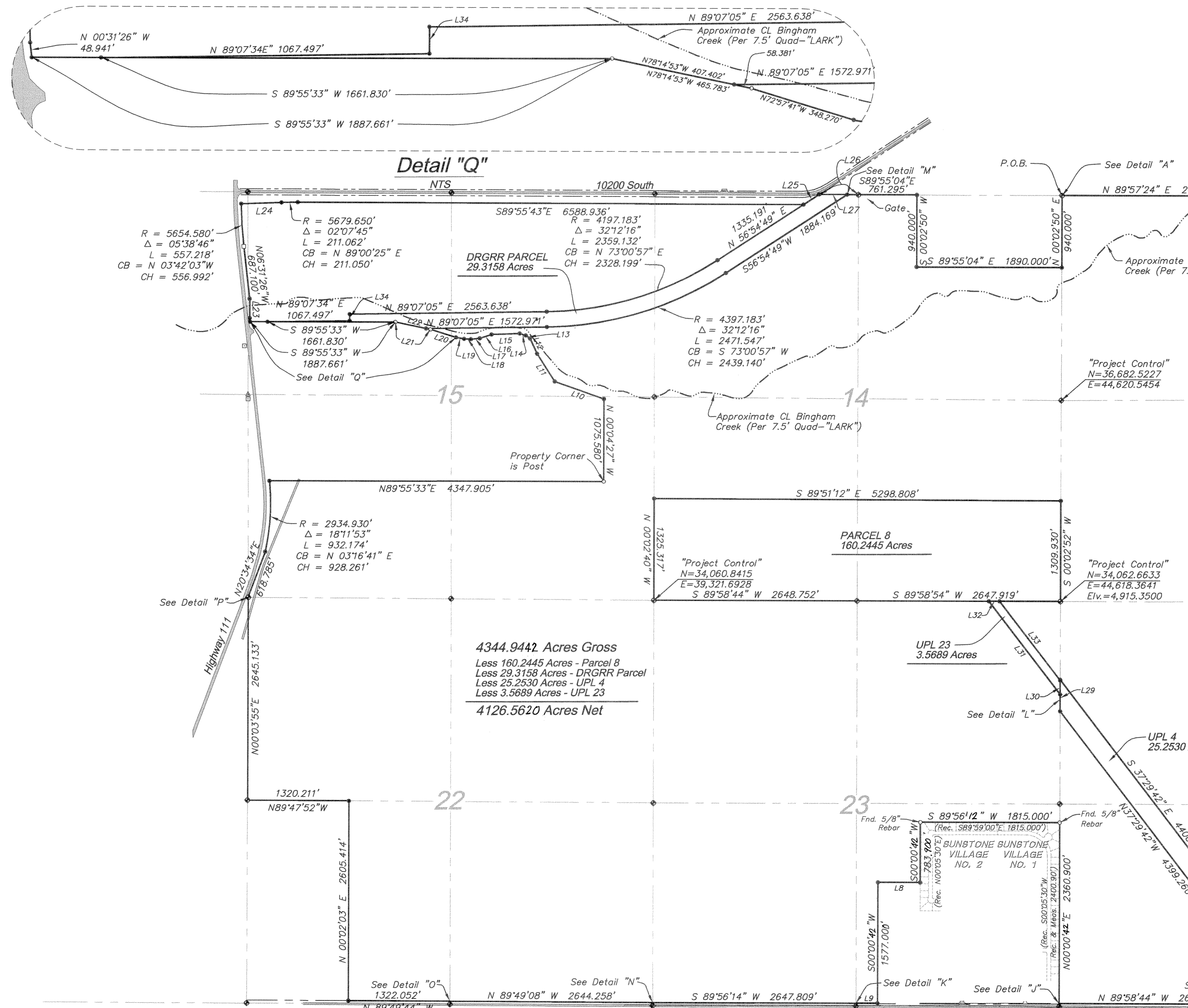


KENNECOTT MASTER SUBDIVISION #1



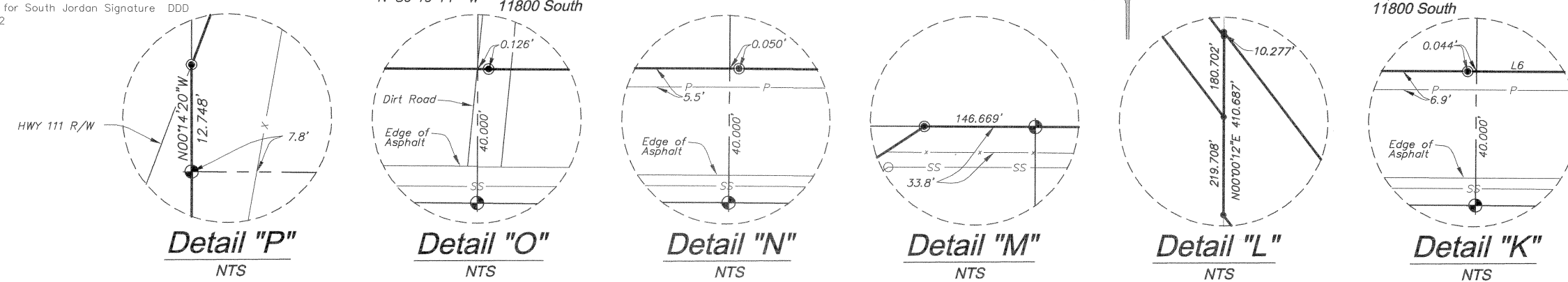
Scale: 1" = 800'

Basin of Bearing is "KEN-TM", a custom Transverse Mercator Coordinate Projection developed by Lloyd D. Olsen and defined in the executive brief to Kennecott Development Corporation dated February 2, 2002.

Line No.	Bearing	Length
L1	S00°15'56\"/>	33.000'
L2	N89°57'36\"/>	33.178'
L3	N89°58'34\"/>	278.761'
L4	S23°56'44\"/>	634.361'
L5	S60°20'55\"/>	360.045'
L6	S29°39'05\"/>	496.250'
L7	N33°11'06\"/>	98.140'
L8	S89°56'12\"/>	550.000'
L9	S89°56'12\"/>	282.346'
L10	N70°32'11\"/>	679.350'
L11	N32°29'51\"/>	429.340'
L12	N25°09'37\"/>	219.480'
L13	N54°23'20\"/>	67.210'
L14	N71°54'33\"/>	83.160'
L15	S87°43'11\"/>	366.060'
L16	S71°57'46\"/>	162.800'
L17	S84°04'01\"/>	113.990'
L18	N87°23'43\"/>	89.780'
L19	N79°38'44\"/>	107.140'
L20	N22°57'41\"/>	348.270'
L21	N78°14'53\"/>	465.783'
L22	N78°14'53\"/>	407.402'
L23	N00°48'48\"/>	251.250'
L24	N87°56'32\"/>	525.105'
L25	N56°54'49\"/>	242.927'
L26	S89°55'21\"/>	512.274'
L27	S89°55'21\"/>	365.605'
L28	N00°08'33\"/>	409.393'
L29	N00°00'12\"/>	410.667'
L30	N00°00'12\"/>	180.702'
L31	N37°29'42\"/>	1527.114'
L32	N89°58'54\"/>	138.608'
L33	S37°29'42\"/>	1299.415'
L34	N00°12'08\"/>	87.624'
L35	N00°08'33\"/>	362.400'

- LEGEND:**
- Found Salt Lake County Monument
 - Set 5/8 Rebar W/Cap L.S. 358275
 - Found UDOT R/W Marker
 - ▲ Found Stone Monument
 - Found Corner as Noted

S. Note: No easements of record are shown on this map. Easements of record are depicted on an ALTA survey of this property to be recorded in the Salt Lake County Surveyor's office.



BOUNDARY DESCRIPTION CONTINUED

Less and Except - UPL4

A tract of land located in the west half of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 24; thence North 00°08'33\"/>

Containing 25.2530 Acres.

Less and Except - UPL23

A tract of land located in the northeast quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said tract being more particularly described as follows:

Commencing at the northeast corner of said Section 23; thence South 89°58'54\"/>

Containing 3.5689 Acres.

Less and Except - Parcel 8

A tract of land traditionally described as the South 80 rods of Section 14, Township 3 South Range 2 West, Salt Lake Base and Meridian, said tract being more particularly described as follows:

BEGINNING at a Salt Lake County monument marking the southeast corner of said Section 14; thence South 89°58'54\"/>

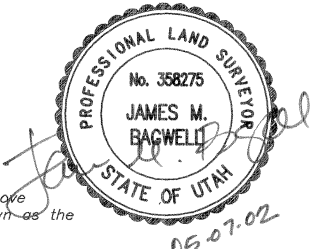
Containing 160.2445 Acres.

Less and Excepting - DRGRR Parcel

A tract of land located in the north half of Sections 14 and 15, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 14; thence North 89°55'21\"/>

Containing 29.3158 acres.



OWNER'S DEDICATION
Know all men by these presents that JAMES M. HOWELL, the said undersigned owner (S) of the above described tract of land, have caused same to be subdivided into parcels to be hereafter known as the

KENNECOTT MASTER SUBDIVISION #1
In witness whereof Peter F. McMahon and OM Enterprises this 13th day of MAY, A.D., 2002.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
The foregoing instrument was acknowledged before me the 13th day of May, A.D., 2002 by Peter F. McMahon the President of Kennecott Development a Delaware Corporation, and OM Enterprises.

MY COMMISSION EXPIRES 9-16-2006
James M. Howell
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

KENNECOTT MASTER SUBDIVISION #1
A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND SECTIONS 13, 14, 15, 22, 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH

NOLTE
BEYOND ENGINEERING
6671 SOUTH REDWOOD ROAD, SUITE 101 WEST JORDAN, UT 84094
801743.1000 TEL 801743.0000 FAX
WWW.NOLTE.COM

SHEET NUMBER	2 OF 6
SCALE	1" = 800'
PROJECT NUMBER	86302000
Issue for South Jordan Signature	DDO 5/03/02
Revisions	

PLANNING COMMISSION	HEALTH
APPROVED THIS <u>14th</u> DAY OF <u>May</u> , A.D., 20 <u>02</u> BY THE <u>[Signature]</u>	APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>May</u> , A.D., 20 <u>02</u>
CHAIRMAN, SOUTH JORDAN PLANNING COMM.	DIRECTOR, SALT LAKE CO. BOARD OF HEALTH

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 5/9/02 [Signature]
SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14th DAY OF May, A.D., 2002 OF [Signature] AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
[Signature]
SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY COUNCIL
PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS 16 DAY OF May, A.D., 2002, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
[Signature]
CITY RECORDER
[Signature]
MAYOR, CITY OF SOUTH JORDAN

RECORDED # 85716820
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: South Jordan
DATE: 04/20/02 TIME: 3:16pm BOOK: 2002 PAGE: 273
FEE\$ \$201.00
[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

KENNECOTT MASTER SUBDIVISION #1

South Jordan, Utah

Master Subdivision Plat

OWNER AND DEVELOPER

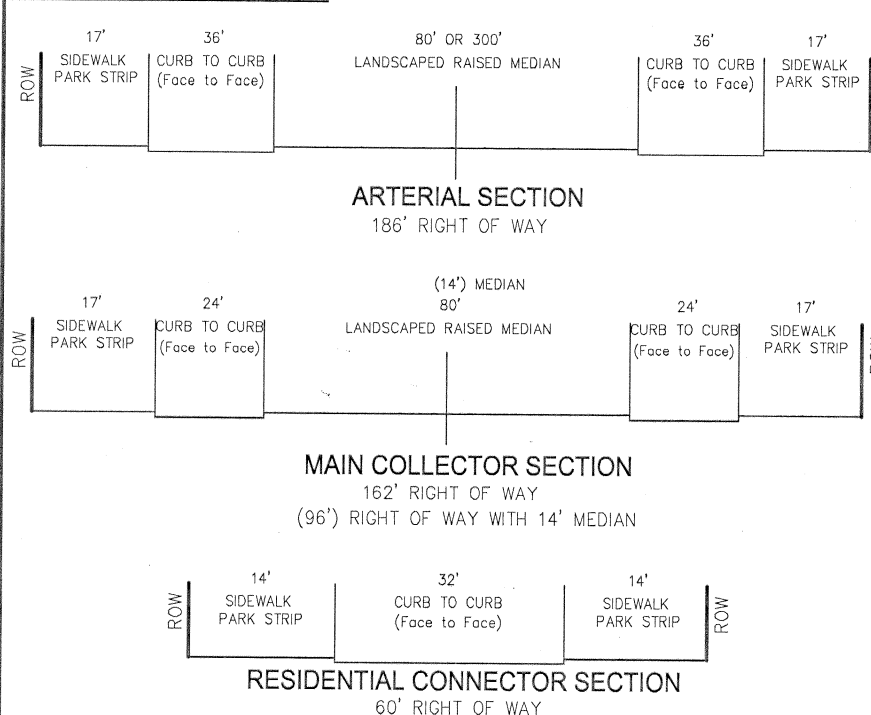
Kennecott Development Company
 Chuck Johnson - Real Estate Advisor
 5295 South 300 West
 Suite 475
 Murray, Utah 84107
 Phone (801) 743-4624
 Fax (801) 743-4659

P-C ZONE PLAN LAND USE TABLE	
Total Acres	4,127
Open Space Acres (30%)	1,250
Residential Units	13,667
Retail (Square Feet)	2,390,000
Office (Square Feet)	5,185,000
Industrial (Square Feet)	1,500,000

LAND USE LEGEND

1009.71 AC. T	Town	OS3	Open Space System 3 (See Description Below)
321.36 AC. B	Business - Research Parkway	OS4	Open Space System 4 (See Description Below)
2174.59 AC. V	Village		
453.38 AC. OS	Open Space		
170.59 AC. WTC	Western Transportation Corridor		
4126.55 AC.	Total Acreage		

ROADWAY SECTIONS



SURVEYORS CERTIFICATE

I, John R. Barry, hereby certify that I am a Registered Land Surveyor, and that I hold License No. 172483 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners I have subdivided the overall parcel, described on Sheets No. 1 and No. 2 of this set of drawings and surveyed by others, into smaller parcels in conformity with the minimum standards and requirements of the law.

John R. Barry
 R.L.S. No. 172483

John R. Barry
 Date: 5/7/02

PROJECT PHASING

Phasing of the South Jordan City, Kennecott Master Subdivision #1 will progress by incorporating the requisite housing, office space, retail, commercial, mixed use and industrial development space on the disportion rate for these types of land uses in the Southwest quadrant of the Salt Lake Valley area.

The initial phases of development will most likely occur where there is adequate highway access and sufficient utility infrastructure already in place. In some of these entry points the roadways and utilities may require upgrading or extensions.

Village, Town and Mixed Use phasing starts could occur at the following locations:

- At the East boundary of the project at 10400 South.
- At the East boundary of the project at 11400 South.
- At the North boundary of the project at 4800 West.
- At the South boundary of the project, along 11800 South, entering at approximately 4800 West.
- At the South boundary of the project, along 11800 South, entering at 6000 West.

Roadway access and some utility tie-ins are available at these locations, but will require some upgrades, modifications or additions.

Some Business - Research Parkway starts could occur along the Old Bingham Highway, and are unencumbered by access. Utility tie-ins are available with some required upgrades, modifications or additions.

The Primary Town and Business - Research Parkway starts will be somewhat dependent on the completion of the Western Transportation Corridor through the project.

The designated Open Space systems, adjoining the respective Towns, Businesses - Research Parkways, Villages or Mixed Uses, will be developed in conjunction with these respective land uses as they are completed.



Stantec Consulting Inc.
 3995 S 700 E Ste. 300
 Salt Lake City, UT
 84107-2540
 Tel. 801.261.0090
 Fax. 801.266.1671
 www.stantec.com

SHEET NUMBER	3 OF 6
SCALE	1" = 800'
PROJECT NUMBER	86302000
Revisions	By Date
1 Issue for South Jordan Signature	JRB 5/7/02
0 South Jordan Submittal	CLR 3/2/02

PLANNING COMMISSION	HEALTH
APPROVED THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002
CHAIRMAN, SOUTH JORDAN PLANNING COMM.	DIRECTOR, SALT LAKE CO. BOARD OF HEALTH

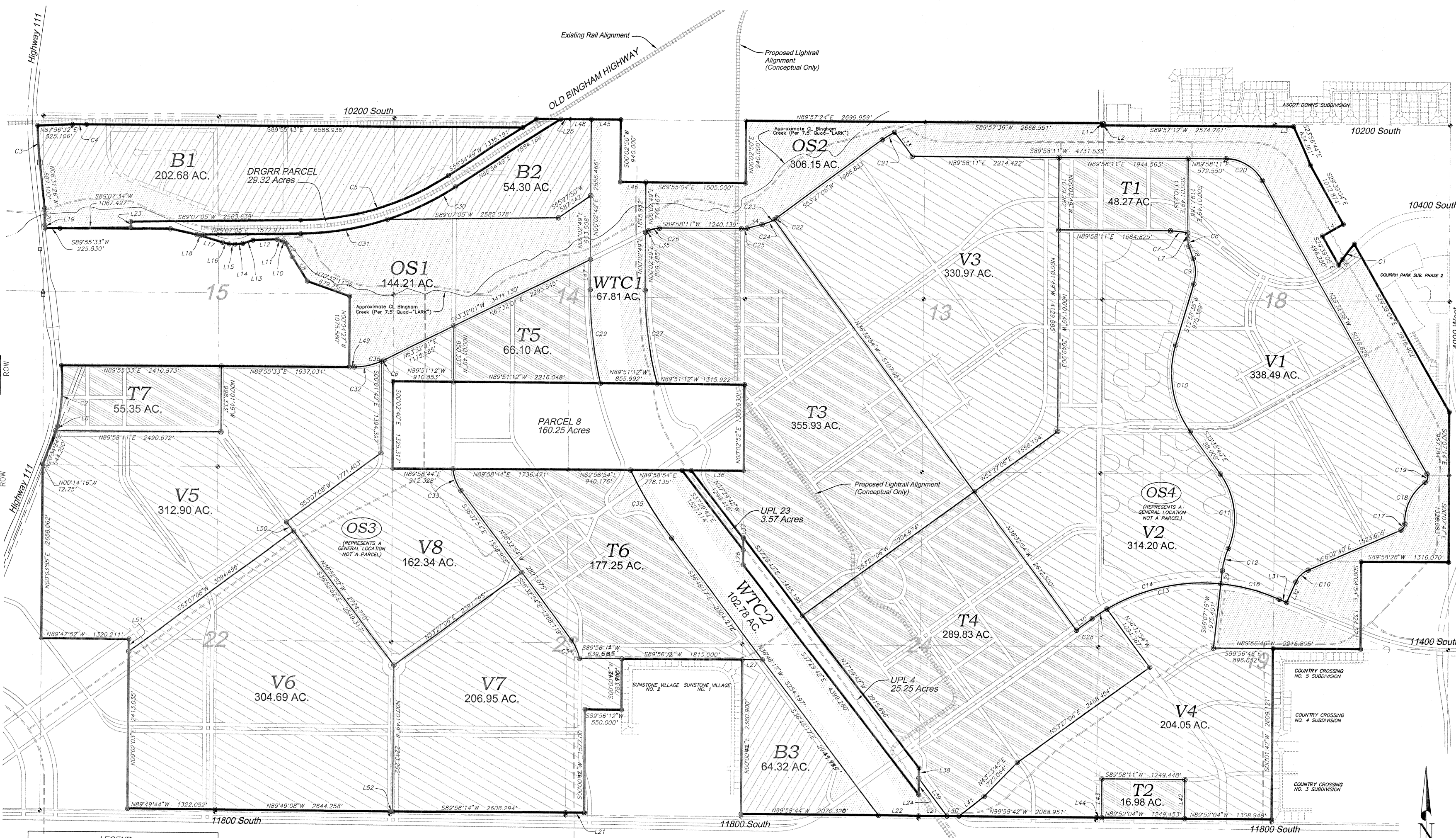
SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002
DATE: 5/7/02	SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY COUNCIL
PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
CITY RECORDER
MAYOR, CITY OF SOUTH JORDAN

KENNECOTT MASTER SUBDIVISION #1
 A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND SECTIONS 13 14, 15, 22, 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH

RECORDED # 8376820
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: South Jordan
 DATE: 04/20/02 TIME: 3:16 PM BOOK: 9000 PAGE: 273
 \$301.00
 FEE\$ Charles Redding
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER

KENNECOTT MASTER SUBDIVISION #1



LEGEND
 Symbols as designated for Lot description by Stantec Consulting
 Described Lot Corner - "R" Rebar w/cap marked "STANTEC" to be set

ADDRESS TABLE

PARCEL	PARCEL ADDRESS
B1	6800 WEST 10200 SOUTH
B2	6100 WEST 10200 SOUTH
B3	5400 WEST 11800 SOUTH
T1	4600 WEST 10400 SOUTH
T2	4700 WEST 11800 SOUTH
T3	5400 WEST 10900 SOUTH
T4	5000 WEST 11800 SOUTH
T5	6200 WEST 10900 SOUTH
T6	5800 WEST 11200 SOUTH
T7	7000 WEST 10900 SOUTH
T8	6200 WEST 11200 SOUTH
V1	4400 WEST 11000 SOUTH
V2	4600 WEST 11000 SOUTH
V3	2000 WEST 10800 SOUTH
V4	4600 WEST 11000 SOUTH
V5	6800 WEST 11200 SOUTH
V6	6800 WEST 11800 SOUTH
V7	6200 WEST 11800 SOUTH
V8	6400 WEST 11800 SOUTH
WTC1	5900 WEST 10200 SOUTH
WTC2	2200 WEST 11800 SOUTH
OS1	4400 WEST 10900 SOUTH
OS2	4400 WEST 10200 SOUTH

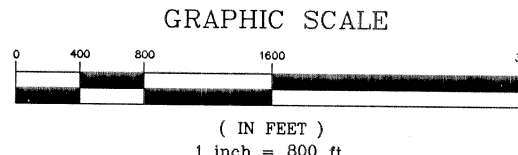
LINE TABLE		LINE TABLE (cont.)		LINE TABLE (cont.)	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°15'36"W	33.000'	L19	N87°31'28"W	48.841'
L2	N89°57'34"E	33.179'	L20	N00°48'48"W	251.250'
L3	N89°58'34"E	278.781'	L21	S89°28'18"W	282.286'
L4	S60°20'55"W	363.045'	L22	N89°58'44"E	602.022'
L5	N33°11'08"W	98.054'	L23	S00°12'08"E	87.624'
L6	N27°04'14"W	74.534'	L24	N00°08'43"E	248.895'
L7	S89°52'49"E	86.948'	L25	S89°52'49"E	146.669'
L8	N32°58'51"W	429.345'	L26	S00°00'12"W	218.708'
L9	N25°59'37"W	219.480'	L27	N89°56'18"E	302.631'
L10	N34°43'20"W	61.210'	L28	S71°19'30"E	193.436'
L11	N71°54'33"W	83.160'	L29	S00°50'00"E	204.756'
L12	S87°42'11"W	366.060'	L30	S53°22'08"W	294.558'
L13	S71°57'46"W	166.800'	L31	S89°14'35"E	122.220'
L14	S84°04'01"W	113.990'	L32	N23°45'23"E	243.311'
L15	N81°23'48"E	69.260'	L33	N39°30'54"W	452.521'
L16	N79°38'44"W	107.140'	L34	S76°03'08"W	229.599'
L17	N72°57'48"E	348.270'	L35	S63°32'07"W	52.184'
L18	N28°14'53"W	58.381'	L36	S89°58'54"E	791.000'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1653.000'	294.659'	107°14'46"	N38°12'57"E	294.249'
C2	2934.830'	835.161'	181°11'52"	N03°14'41"E	708.261'
C3	2654.580'	557.221'	178°46'45"	N03°42'03"W	558.893'
C4	5873.890'	211.960'	237°45'	N89°02'03"E	211.649'
C5	4197.183'	2358.126'	327°17'48"	S73°30'57"W	2328.159'
C6	1000.000'	38.527'	232°28'	N68°31'44"E	38.523'
C7	1190.000'	262.081'	137°11'19"	N83°25'25"W	261.484'
C8	330.000'	111.140'	197°14'27"	S09°42'42"E	110.615'
C9	620.000'	388.172'	203°11'11"	S01°40'12"E	380.066'
C10	1530.000'	1378.459'	213°17'15"	S09°30'07"E	1332.308'
C11	1170.000'	1184.600'	349°10'02"	S08°23'35"E	1143.385'
C12	1180.000'	350.531'	170°11'11"	S14°20'46"W	349.242'
C13	2817.500'	1187.813'	362°23'23"	S77°02'54"E	1173.968'
C14	2817.500'	2024.236'	4144'27"	S14°20'46"W	2020.608'
C15	2017.000'	811.261'	183°32'	S12°02'11"E	809.228'
C16	360.000'	265.100'	47°17'02"	S44°34'30"W	256.170'
C17	100.000'	120.814'	69°56'24"	N31°28'28"E	113.432'
C18	740.000'	723.911'	56°40'10"	S25°26'27"E	708.440'

CURVE TABLE (cont.)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C19	150.000'	145.112'	83°08'53"	N12°02'08"E	132.711'
C20	630.000'	665.171'	67°29'52"	N58°46'59"W	634.701'
C21	1430.000'	218.537'	8°45'22"	S57°49'47"W	218.327'
C22	630.000'	46.824'	42°00'	S52°52'31"W	49.424'
C23	630.000'	248.869'	27°08'01"	S64°46'00"W	247.254'
C24	630.000'	199.254'	180°17'01"	N87°01'31"E	198.406'
C25	360.000'	87.440'	135°30'44"	N83°01'36"E	87.027'
C26	360.000'	168.103'	262°11'11"	S78°45'08"W	164.835'
C27	3460.000'	1481.976'	125°06'53"	N07°20'58"W	1453.498'
C28	2817.500'	288.417'	5°25'00"	S56°09'58"E	266.327'
C29	6266.000'	1435.846'	145°19'11"	S66°29'17"E	1432.830'
C30	4397.183'	1140.243'	145°19'11"	N67°01'32"E	1132.050'
C31	4397.183'	1331.297'	172°02'40"	N89°28'40"E	1326.226'
C32	1000.000'	422.106'	241°10'06"	N77°50'01"E	418.979'
C33	630.000'	364.397'	323°35'11"	S20°25'59"E	349.744'
C34	690.000'	314.850'	291°28'	N23°28'49"W	310.744'
C35	6266.000'	1214.871'	11°03'21"	S31°16'34"E	1213.010'
C36	1000.000'	460.633'	28°23'32"	S78°43'47"W	456.571'



KENNECOTT DEVELOPMENT STANDARDS MATRIX
LAND USE AND BUILDING DESIGN CRITERIA

KENNECOTT MASTER SUBDIVISION #1

	RESIDENTIAL BUILDING TYPES						NON-RESIDENTIAL BUILDING TYPES																													
	I. SINGLE FAMILY			II. MULTI-FAMILY			III. MIXED USE		IV. SMALL COMMERCIAL		V. LARGE COMMERCIAL		VI. INDUSTRIAL																							
	Single-family, duplex, town house, and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking, with a one-to-three story height.						Multi-unit residential buildings with two or more dwellings in which units are stacked vertically. Some buildings may be street fronting while others may not. Height ranges from two-story through high-rise.						Mixed use buildings including residential over retail, office over retail, live-work, and residential over office uses. May be any size or height as long as it meets the requirements below.						Non-residential buildings, not including industrial or warehouse uses, that are less than 20,000 sq. ft. Typical types include single retail, service or office buildings of single to three-story height.						Non-residential buildings, not including industrial or warehouse uses, that are larger than 20,000 sq. ft. Typical types include single retail, service or office buildings of single to three-story height. This row retail is included in this category.						Industrial R + D buildings are a non-residential building type requiring research and development, light production, warehousing, and distribution uses, and related activities.					
1	A. TOWNHOUSE		B. GREEN COURTY/ FLAG LOT		C. SMALL LOT		D. STANDARD LOT		E. LARGE LOT		F. ESTATE		A. GARDEN MULTI-FAMILY		B. TUCK-UNDER MULTI-FAMILY		C. PODIUM MULTI-FAMILY																			
2	> Min. 15' lot frontage/unit		> Min. 30' lot frontage; 15' min. for attached dwellings		> Min. 40' lot frontage		> Min. 55' lot frontage		> Min. 75' lot frontage		> Min. 90' lot frontage		> Min. 50' lot frontage		> Min. 50' lot frontage		> Min. 50' lot frontage		n/a		n/a		> Min. 1 acre lot size		> Min. 1 acre lot size											
3	> Min. 60' lot depth		> Min. 70' lot depth; 60' for attached dwellings		> Min. 70' lot depth		> Min. 90' lot depth		> Min. 90' lot depth		> Min. 90' lot depth		> Min. 10,000 sq. ft. lot size		> Min. 10,000 sq. ft. lot size		> Min. 10,000 sq. ft. lot size		n/a		n/a		> Min. 1 acre lot size		> Min. 1 acre lot size											
4	> Max. 90% lot coverage		> Max. 75% lot coverage		> Max. 70% lot coverage		> Max. 55% lot coverage		> Max. 45% lot coverage		> Max. 40% lot coverage		> Max. 60% lot coverage		> Max. 75% lot coverage		> Max. 90% lot coverage		n/a		n/a		> Max. 50% lot coverage		> Max. 50% lot coverage											
5	> Min. setbacks for main building: 5' front, 0' each side, 0' rear.		> Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 5' min. or 6' from adjacent buildings.		> Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 5' min. or 6' from adjacent buildings. Garages are not included in rear setback calculations.		> Min. setbacks for main building: 10' front, 5' each side, 20' rear. Garages are not included in rear setback calculations.		> Min. setbacks for main building: 12' front, 5' each side, 20' rear. Garages are not included in rear setback calculations.		> Min. setbacks for main building: 16' front, 8' each side, 30' rear. Garages are not included in rear setback calculations.		> Min. setbacks: 10' front, 10' each side, 4' to rear lot line. Where lots are not separated by an alley, buildings must have a min. 15' rear setback.		> Min. setbacks: 10' front, 10' each side, 4' to rear lot line. Where lots are not separated by an alley, buildings must have a min. 15' rear setback.		> Min. setbacks: 10' front, 10' each side, 4' to rear lot line. Where lots are not separated by an alley, buildings must have a min. 15' rear setback.		> Min. setbacks: 10' front, 10' each side, 4' to rear lot line. Where lots are not separated by an alley, buildings must have a min. 15' rear setback.		> Min. setbacks: 0' front, 0' sides, 10' rear.		> Min. setbacks: 0' front, 0' sides, 10' rear.		> Min. setbacks: 0' front, 20' sides, 20' rear. Where lots are not separated by an alley, buildings must have a min. 40' rear setback.		> Min. setbacks: 20' front, 0' side, 0' rear.									
6	> For corner lots, side setback min. 5'		> For corner lots, side setbacks min. 5'		> For corner lots, side setbacks min. 5'		> For corner lots, side setbacks min. 10'		> For corner lots, side setbacks min. 12'		> For corner lots, side setbacks min. 16'		> Corner lots are considered to have two front sides		> Corner lots are considered to have two front sides		> Corner lots are considered to have two front sides		> Corner lots are considered to have two front sides		> Corner lots are considered to have two front sides		> For corner lots, side setback min. 0'		> For corner lots, side setback min. 20'											
7	> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Porches, balconies and bays may encroach beyond front setback lines		> Upper-story balconies and bays may encroach beyond front setback lines		> Upper-story balconies and bays may encroach beyond front setback lines		> For non-retail buildings, 60% of lot frontage must have building w/in 10' of min. setback. For retail buildings there is no frontage requirement.		> Where industrial parcels about residential uses, side and rear setback min. 30'.											
8	> 60% of lot frontage must have building w/in 5' of min. setback		> 60% of lot frontage must have building w/in 5' of min. setback		> 40% of lot frontage must have building w/in 5' of min. setback		> 40% of lot frontage must have building w/in 5' of min. setback		> 40% of lot frontage must have building w/in 5' of min. setback		> 40% of lot frontage must have building w/in 5' of min. setback		> 60% of lot frontage must have building w/in 5' of min. setback		> 60% of lot frontage must have building w/in 5' of min. setback		> 80% of lot frontage must have building w/in 5' of min. setback		> 75% of lot frontage must have building w/in 5' of min. setback		> 60% of lot frontage must have building w/in 5' of min. setback		> Where a parcel constitutes an entire block or has three street frontages, this requirement applies to two street frontages, one of which must be the primary street.		> Where a parcel constitutes an entire block or has three street frontages, this requirement applies to two street frontages, one of which must be the primary street.											
9	> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained or painted shingles, or wood boards are preferred. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, tile or EIFS (Exterior Insulated Finished System) are preferred. Architectural CMU is allowed as an accent. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, tile or EIFS (Exterior Insulated Finished System) are preferred. Architectural CMU is allowed as an accent. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, tile or EIFS (Exterior Insulated Finished System) are preferred. Architectural CMU is allowed as an accent. Metal panels and plywood are not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, or EIFS (Exterior Insulated Finished System) are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, EIFS (Exterior Insulated Finished System), stucco, or tilt-up concrete construction with textured exterior surface are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, EIFS (Exterior Insulated Finished System), stucco, or tilt-up concrete construction with textured exterior surface are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, EIFS (Exterior Insulated Finished System), stucco, or tilt-up concrete construction with textured exterior surface are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, EIFS (Exterior Insulated Finished System), stucco, or tilt-up concrete construction with textured exterior surface are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.		> Siding: Brick, stone, stucco, fiber-reinforced cement board, stained shingles, wood boards, metal, architectural CMU, tile, cast concrete, EIFS (Exterior Insulated Finished System), stucco, or tilt-up concrete construction with textured exterior surface are preferred. Plywood is not allowed. Painted wood siding is excluded, but painted accents and painted fiber-reinforced cement board are allowable.							
10	> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Built-up roofing with paraps, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.		> Roofing: Parapet with flat roof required. Mechanical screens required. Wood shingles are not allowed.		> Roofing: Parapet with flat roof required. Mechanical screens required. Wood shingles are not allowed.											
11	> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: No reflective glass or mill finished aluminum.		> Glazing: Minimum 75% VT ground floor, 50% upper floors.		> Glazing: Minimum 75% VT ground floor, 50% upper floors.		> Glazing: Minimum 75% VT ground floor, 50% upper floors.											
12	> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.		> Materials not listed here shall be subject to review.											
13	> Each unit requires 1 parking space, which must be enclosed		> Each unit requires 2 parking spaces, 1 of which must be enclosed		> Each unit requires 2 parking spaces, 1 of which must be enclosed		> Each unit requires 2 parking spaces, 1 of which must be enclosed		> Each unit requires 2 parking spaces, 1 of which must be enclosed		> Each unit requires 2 parking spaces, 1 of which must be enclosed		> Each unit requires 1.5 parking spaces. Parking ratio may be decreased to 1 space/2 units plus 1 space per employee for senior housing, or 1 space/unit if the building is within 1/4 mile of a LRT stop.		> Each unit requires 1.5 parking spaces. Parking ratio may be decreased to 1 space/2 units plus 1 space per employee for senior housing, or 1 space/unit if the building is within 1/4 mile of a LRT stop.		> Each unit requires 1.5 parking spaces. Parking ratio may be decreased to 1 space/2 units plus 1 space per employee for senior housing, or 1 space/unit if the building is within 1/4 mile of a LRT stop.		> Min parking ratio: 3 spaces/1000 sq. ft.		> Min parking ratio: 3 spaces/1000 sq. ft.		> Min parking ratio: 3 spaces/1000 sq. ft.		> Min parking ratio: 2 spaces/1000 sq. ft.											
14	> Parking spaces must be alley-accessed		> Parking spaces may be accessed by alley or common drive.		> Parking spaces may be accessed by alley or side drive.		> Parking spaces may be accessed by alley, side, or front drive		> Parking spaces may be accessed by alley, side, or front drive		> Parking spaces may be accessed by alley, side, or front drive		> Shared parking is allowed		> Shared parking is allowed		> Shared parking is allowed		> Shared parking is allowed		> Shared parking is allowed		> Shared parking is allowed		> Shared parking is allowed											
15	> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley		> Min. 4' garage setback from alley											

The Kennecott Development Standards Matrix on Sheets 4 through 6 of this Kennecott Master Subdivision #1, are intended by the City of South Jordan and OM Enterprises Company, the owner of the land identified as Kennecott Master Subdivision #1 (as described in the Boundary Description included on Sheets 1 and 2 of this Master Subdivision Plat), to govern all future development, improvement or alterations of said land or improvements thereon, and to run with said land in perpetuity and be binding on existing and successive owners and interest holders of said land.

<p>Calthorpe Associates URBAN DESIGNERS PLANNERS ARCHITECTS</p>	SHEET NUMBER 4 OF 6	PLANNING COMMISSION APPROVED THIS <u>14th</u> DAY OF <u>May</u> , A.D., 20 <u>22</u> BY THE SOUTH JORDAN CITY PLANNING COMMISSION.	HEALTH APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , A.D., 20 <u>22</u>	SOUTH JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE <u>5/17/22</u> <u>Justin W. Cannon</u> SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , A.D., 20 <u>22</u> <u>Paul Thompson</u> SOUTH JORDAN CITY ATTORNEY	SOUTH JORDAN CITY COUNCIL PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS <u>11th</u> DAY OF <u>April</u> , A.D., _____, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. <u>Candice Parrish</u> CITY RECORDER <u>William Ford Johnson</u> MAYOR, CITY OF SOUTH JORDAN	<p>KENNECOTT MASTER SUBDIVISION #1</p> <p>A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND SECTIONS 13, 14, 15, 22, 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH</p> <p>RECORDED # <u>8376520</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>SOUTH JORDAN</u></p> <p>DATE: <u>04/18/22</u> TIME: <u>3:16 PM</u> BOOK: <u>2022</u> PAGE: <u>273</u></p> <p>FEE\$ <u>\$20.00</u> CHIEF DEPUTY SALT LAKE COUNTY RECORDER</p>
	<p>A Issue for South Jordan Signature</p> <p>Revisions</p>	<p>KJW 5/03/22</p> <p>By Date</p>	<p>CHAIRMAN, SOUTH JORDAN PLANNING COMM.</p>	<p>DIRECTOR, SALT LAKE CO. BOARD OF HEALTH</p>	<p>SOUTH JORDAN CITY ENGINEER</p>	<p>SOUTH JORDAN CITY ATTORNEY</p>	<p>CITY RECORDER</p> <p>MAYOR, CITY OF SOUTH JORDAN</p>

KENNECOTT DEVELOPMENT STANDARDS MATRIX OPEN SPACE SYSTEM

KENNECOTT MASTER SUBDIVISION #1

	INTENT	RIPARIAN/STREAM	NATIVE HILLSIDES	TRANSPORTATION CORRIDOR	PARKWAYS	REGIONAL PARK	NEIGHBORHOOD PARKS	POCKET PARKS
PRINCIPLES	<ul style="list-style-type: none"> The open space system is an integrated network of natural and man-made landscapes. This network provides for many differing landscape typologies that range from existing stream corridors to manicured neighborhood parks. Each landscape typology is connected with the others through a comprehensive on and off-street trail and pathway system. The design of open space system seeks to express the environmental and cultural conditions of the community. 	<ul style="list-style-type: none"> The riparian/stream zone is located along the Bingham Creek corridor. The zone will be characterized by enhanced riparian vegetation along the existing stream bed and existing and enhanced native or drought-tolerant species. Areas outside of the immediate stream corridor may be used as irrigated park lands. The corridor will be used for low-impact human recreation and relaxation. The corridor will also accommodate wildlife movement and provide habitat. 	<ul style="list-style-type: none"> The native hillside zones are located on hillside slopes. The zones will be characterized by native or naturalized grasses and shrubs. Tree species appropriate for this landscape type may be used. Existing grasslands may be enhanced and/or restored to increase biodiversity and create wildlife habitat. The hillside zones may also be used for low-impact human recreation and relaxation. 	<ul style="list-style-type: none"> The transportation corridor zone is defined by the north-south transportation corridor right-of-way boundaries and the buffer lands between highway and the community. The corridor shall be predominantly planted with native or drought-tolerant plant species. Irrigated, ornamental plantings are allowed at entries to the community and at the base of bridge abutments. Plantings are intended to enhance aesthetics and to buffer surrounding uses from the highway. 	<ul style="list-style-type: none"> Parkways are wide open space corridors that are bounded by community streets. Parkways will be planted primarily with native or drought-tolerant plants. Irrigated, manicured active recreation areas and parks are allowed and encouraged. Parkways accommodate small game wildlife movement by using habitat areas and enhance storm water management by retaining and detaining surface runoff in constructed wetlands. The community trail system utilizes parkways to link major open space components and urban centers. 	<ul style="list-style-type: none"> Regional parks will accommodate a variety of uses from active recreational playfields to passive recreational walking trails and picnic areas. Regional parks will serve the entire community. They will function as urban parks with associated playfields and activities. The landscape shall be primarily planted with irrigated, ornamental species in the active recreation areas including turf grasses and specimen trees. Passive recreation areas shall be primarily planted with non-irrigated native or drought-tolerant species except where irrigated areas are required for specific uses. Commercial uses such as vending and retail kiosks are allowed in regional parks. 	<ul style="list-style-type: none"> Neighborhood parks are 1 to 2-acre parks located throughout the community in neighborhood centers. Neighborhood parks may share parking, open space, and other common amenities with neighborhood schools and churches. Commercial uses such as vending and retail kiosks are allowed in neighborhood parks. 	<ul style="list-style-type: none"> Pocket parks are 1/3 to 1/2-acre parks located throughout the community in neighborhood centers. Pocket parks are organized around one or two distinct uses and provide relaxation and recreation opportunities for community residents. Pocket parks may be readily urban with hard paving and trees in tree grates or may be irrigated gardens. Commercial uses such as vending and retail kiosks are allowed in pocket parks.
LOCATIONAL DIAGRAM	<ul style="list-style-type: none"> Diagrams are for illustrative purposes only. 							
LANDSCAPING	<ul style="list-style-type: none"> To develop a variety of landscape types that reflects the respective natural and cultural contexts of the development and is appropriate to environmental conditions. 	<ul style="list-style-type: none"> Riparian vegetation shall predominate near the existing stream bed if it can be supported by existing ground water conditions. The remainder of the riparian zone shall be predominantly existing native plant materials. Native or drought-tolerant vegetation that is conducive to creating diverse wildlife habitat shall be used when revegetating disturbed areas within this zone. If ground water conditions allow, riparian trees such as willows or cottonwoods may be planted to enhance or restore the riparian character of the existing stream corridor. Areas outside of the direct stream bed may be used as irrigated parkland. Constructed wetlands, including open water areas, are allowed for the treatment and retention or detention of storm water. Native and drought-tolerant plants may require temporary irrigation in order to become established. 	<ul style="list-style-type: none"> Existing native grasses and shrubs shall predominate in the native hillside zones. Tree species adapted to local environmental conditions and slope aspects may be used on native hillside for wildlife habitat, visual screening, and landscape variety. Constructed wetlands, including open water areas, are allowed for the treatment and retention or detention of storm water. Irrigated ornamental landscape treatments are allowed where this zone meets community entry streets and should reflect the landscape character of the adjacent communities. Constructed water features, including open water areas, are allowed at these entry points. Native or drought-tolerant plants may require temporary irrigation in order to become established. 	<ul style="list-style-type: none"> Native or drought-tolerant vegetation shall predominate along the transportation corridor. Tree species adapted to local environmental conditions and slope aspects may be used for small game wildlife habitat, visual screening, and landscape variety. Irrigated, ornamental landscape treatments are allowed at entries and intersections and should reflect the landscape character of the adjacent communities. Bridge abutments may be screened and softened with native or drought-tolerant vegetation or irrigated ornamental plantings. Native or drought-tolerant plants may require temporary irrigation in order to become established. 	<ul style="list-style-type: none"> Parkways may be used as vegetative windbreak spines. Vegetative windbreaks reduce wind velocities at ground level. Active recreation areas may include irrigated turf grass play areas and ornamental plantings. Street tree spacing shall be consistent within individual blocks. Shrubs and hedges in streetside planters shall not exceed 30" high. Constructed wetlands, including open water areas, are allowed for the treatment and retention or detention of storm water. Native or drought-tolerant plants may require temporary irrigation for establishment. 	<ul style="list-style-type: none"> Active recreation areas may be irrigated. Active recreation areas may include turf grasses and ornamental plantings. Passive recreation areas should be primarily non-irrigated native or drought-tolerant species. Constructed wetlands, including open water areas, are allowed for the treatment and retention or detention of storm water. Regional parks may include large open water bodies constructed for fishing, light boating, and other recreational uses, excluding swimming. 	<ul style="list-style-type: none"> Neighborhood parks may include active or passive recreation areas of irrigated turf grasses and ornamental plantings. Landscape character should match scale and character of the neighborhood. Neighborhood parks should be combined with schoolyards wherever possible. Constructed wetlands, including open water areas, are allowed for the treatment and retention or detention of storm water. 	<ul style="list-style-type: none"> Pocket parks may include irrigated turf grasses and ornamental plantings. Landscape character should match scale and character of the neighborhood.
FENCING	<ul style="list-style-type: none"> To ensure fencing complements building types through the use of compatible materials of comparable quality, aesthetics, and durability. 	<ul style="list-style-type: none"> Fencing shall be visibly penetrable (screen fencing is exempt from this requirement). Fencing should not impede the movement of wildlife through the corridor. Fences may be used to screen undesirable views and/or adjacent land uses. Fencing used for screening may be opaque and may be as tall as necessary to perform its function. Fencing shall reflect the landscape character of this zone in materials, style, and color. Fencing should recede into the landscape and not be visually dominant. 	<ul style="list-style-type: none"> Fencing in this landscape type shall be visibly penetrable (screen fencing is exempt from this requirement). Fencing should not impede the movement of wildlife through the corridor. Fencing may be used in this zone to screen undesirable views and/or adjacent land uses. Fencing used as screens may be opaque and may be as tall as necessary to perform their function. Fencing shall reflect the landscape character of this zone in materials, style, and color. Fencing should recede into the landscape and not be visually dominant. 	<ul style="list-style-type: none"> Fencing shall reflect adjacent architectural character in material, style, and color including R.O.W. fencing and safety fencing. 	<ul style="list-style-type: none"> All service areas shall be screened with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. Fences and walls shall match open space character in materials and style. No fencing in parkways is allowed other than service screening and safety fencing. 	<ul style="list-style-type: none"> All service areas shall be screened with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. Fences and walls shall match community character in materials and style. Chainlink fencing is allowed only at active recreation ballfields for spectator safety. 	<ul style="list-style-type: none"> All service areas shall be screened with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. Fences and walls shall match associated architecture in materials and style. No chainlink fencing is allowed around schoolyards. Chainlink fencing is allowed only at active recreation ballfields for spectator safety. 	<ul style="list-style-type: none"> All service areas shall be screened with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. Fences and walls shall match associated architecture in materials and style.
LIGHTING	<ul style="list-style-type: none"> To ensure that lighting has a pedestrian-scaled ambiance, provides for public safety, minimizes light pollution, and protects the night sky. 	<ul style="list-style-type: none"> Lighting may occur only along trails and pathways for safety purposes. Only low-level lighting with cut-offs is allowed in the riparian/stream zone. Cut-offs protect adjacent uses from light source spillage and protect the night sky from light pollution. 	<ul style="list-style-type: none"> Lighting may occur only along trails or pathways for safety purposes. Only low-level lighting with cut-offs is allowed in these visually sensitive hillside zones. Cut-offs protect adjacent uses from light source spillage and protect the night sky from light pollution. 	<ul style="list-style-type: none"> Lighting located on bridge crossing should be similar to South Jordan City standards as of February 2002 to provide street continuity between the two sides of the community. Highway lighting should employ cut-offs to minimize light pollution and focus light on the highway. Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. 	<ul style="list-style-type: none"> Lighting style should be similar to South Jordan City standards as of February 2002. Only low-level lighting for pedestrian safety is allowed along internal pathways and trails. 	<ul style="list-style-type: none"> Only low-level pedestrian-scaled lighting is allowed along pathways/trails and at public facilities. Lighting fixtures shall reflect community character in materials, style, and color. Active playfields and courts may be lighted with shielded lighting to minimize off-site light pollution. 	<ul style="list-style-type: none"> Only low-level pedestrian-scaled lighting is allowed along pathways and trails and at public facilities. Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002.
OUTDOOR FURNITURE	<ul style="list-style-type: none"> To ensure outdoor furniture enhances the enjoyment of public spaces and complements its location through the use of compatible materials of similar quality and durability. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect the landscape character of this zone in materials, style, and color. Outdoor furniture in irrigated parkland areas should match neighborhood park furniture. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect open space or community character in materials, style, and color. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. Bridge railings should match community character. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. Bench seating shall be located at convenient locations along trails and at civic nodes. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. Bench seating shall be located at convenient locations along trails and at civic nodes. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. Bench seating shall be located at convenient locations along trails and at civic nodes. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color.

NOTE: The Kennecott Development Standards Matrix on Sheets 4 through 6 of this Kennecott Master Subdivision #1, are intended by the City of South Jordan and OM Enterprises Company, the owner of the land identified as Kennecott Master Subdivision #1 (as described in the Boundary Description included on Sheets 1 and 2 of this Master Subdivision Plat), to govern all future development, improvement or alterations of said land or improvements thereon, and to run with said land in perpetuity and be binding on existing and successive owners and interest holders of said land.

DESIGN WEST
DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning

SHEET NUMBER	5 OF 6
SCALE	NA
PROJECT NUMBER	
No. Revisions	By Date

PLANNING COMMISSION	HEALTH
APPROVED THIS 14 th DAY OF May, 2002 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS DAY OF A.D., 2002
CHAIRMAN, SOUTH JORDAN PLANNING COMM.	DIRECTOR, SALT LAKE CO. BOARD OF HEALTH

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 5/9/02
JENNIFER W. CLARKE
SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17th DAY OF May, A.D., 2002
PAUL TAYLOR
SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY COUNCIL
PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS 16th DAY OF May, A.D., 2002, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
CANDICE PETERSON
CITY RECORDER
WILLIAM BENT MORGAN
MAYOR, CITY OF SOUTH JORDAN

KENNECOTT MASTER SUBDIVISION #1
A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND SECTIONS 13, 14, 15, 22, 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH
RECORDED # 8376580
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: SOUTH JORDAN
DATE: 04/20/02 TIME: 3:16 PM BOOK: 2028 PAGE: 273
#201.00
JANE KELLY
CHIEF DEPUTY SALT LAKE COUNTY RECORDER

KENNECOTT DEVELOPMENT STANDARDS MATRIX CIRCULATION SYSTEM

KENNECOTT MASTER SUBDIVISION #1

	INTENT	TOWN CENTER STREETS	BOULEVARDS	LOCAL STREETS	ALLEYS	TRAILS, WALKS, & BIKEWAYS	PARKING & ACCESS	TRAFFIC CALMING
PRINCIPLES	<ul style="list-style-type: none"> The circulation system is the overarching organizing system of the community. It is composed of a hierarchical network of differing street and trail types along with associated traffic calming devices and parking areas. The circulation system provides visual and physical continuity between land use areas. Landscape treatments of the circulation system range from native planting that reflect the community's context in a high desert to more refined irrigated treatments near centers. 	<ul style="list-style-type: none"> The public domain of town center streets is characterized by urban landscape qualities and bounded by ground floor uses that are typically commercial - either retail or office. Trees are generally planted in tree grates in sidewalks and shrubs, flower, and other plants are located in planting containers such as pots, boxes, or raised seating planters. 	<ul style="list-style-type: none"> Boulevards are community streets that incorporate the use of planted medians to separate traffic flow direction and provide a pleasant driving experience. Medians on boulevards may be 20' or greater in width. 	<ul style="list-style-type: none"> Local streets form the primary vehicular and pedestrian system within neighborhoods. Local streets shall be planted with street trees. On-street parking is encouraged on local streets. 	<ul style="list-style-type: none"> Alleys are used to allow vehicular access to rear yards and garages and to accommodate city services such as garbage collection. 	<ul style="list-style-type: none"> The trail, walk, and bikeway system flows through all of the landscape types in the community. Trails and their associated furnishings shall meet the landscaping, fencing, lighting, and outdoor furniture requirements for each landscape type. 	<ul style="list-style-type: none"> Parking areas within the community shall be screened with landscaping, fencing, or both. Landscape treatments for parking areas should be compatible with the surrounding landscape type in order to fit as seamlessly as possible into the community structure. The intent of landscape and screening efforts is to minimize the visual presence of asphalt and cars and to reduce heat islands in the community. 	<ul style="list-style-type: none"> A variety of traffic calming and control devices may be employed in the community to slow traffic, increase pedestrian safety, and increase traffic flow efficiency. Traffic calming devices include traffic circles, bulb-outs, changes of pavement materials at pedestrian crossings, and raised intersections. Traffic control mechanisms may include roundabouts, complete, signals, and signs.
LOCATIONAL DIAGRAM	<ul style="list-style-type: none"> Diagrams are for illustrative purposes only. 							
SECTIONAL DIAGRAM	<ul style="list-style-type: none"> Diagrams are for illustrative purposes only. 							
LANDSCAPING	<ul style="list-style-type: none"> To develop a variety of landscape types that reflects the respective natural and cultural contexts of the development and is appropriate to environmental conditions. 	<ul style="list-style-type: none"> Street tree spacing along town center streets shall be consistent within individual blocks. Street trees shall be located in tree grates and integrated into town center sidewalk systems. Shrubs, hedges, and grasses in street planters within 10' of the back of street curb shall not exceed 30" height in order to preserve visual connections from sidewalk to street. 	<ul style="list-style-type: none"> Medians shall be primarily planted with native or drought-tolerant vegetation. Active recreation areas may be located in boulevard medians and may be planted with irrigated turf grasses and ornamental species. Boulevards may be planted with tall tree species that can act as windbreaks. Street tree spacing shall be consistent within individual blocks. Tree lawns may be turf (irrigated), native or drought-tolerant grasses (non-irrigated), or low, durable groundcovers. Tree lawn landscape treatments shall be consistent within individual blocks. Constructed wetlands, including open water areas, are allowed in boulevard medians for the treatment and retention or detention of storm water. 	<ul style="list-style-type: none"> Street tree spacing along local streets shall be consistent within individual blocks. Tree lawns between sidewalk and street edge shall be turf (irrigated), native or drought-tolerant grasses (non-irrigated), or low, durable groundcovers. Tree lawn landscape treatments shall be consistent within individual blocks. 	<ul style="list-style-type: none"> Landscape plantings may be used to give visual relief to alleys. 	<ul style="list-style-type: none"> Bikeways located on-street shall meet AASHTO standards at time of construction. Tree plantings along bikeway alignments in open space areas must be set back from pavement edge a minimum of 4'. Trails and bikeways may be a combination of hard paving and soft paving to accommodate diverse user groups such as hikers and runners. Separate trails systems are allowed in open space areas for incompatible uses such as biking and horseback riding. A minimum 3' buffer is required between trail systems. Walking trails in natural areas may be as narrow as 4' and have a soft surface such as pea gravel, crusher fines, or bark mulch. 	<ul style="list-style-type: none"> Tree plantings shall be planted in a grid pattern to maximize shade, enhance the parking experience, and reduce the visual impact of the parking area. In areas where parking abuts a street, a minimum landscape buffer zone of 10' is required between the parking area and the parking area side of the street sidewalk. Buffer plantings species shall match the surrounding landscape type. Bio-swales shall be used between parking rows where possible and planted with grasses and shrubs suited to storm water treatment. Small parking areas may be allowed for access to public trails and parks in the riparian/stream zone. On-street angled, perpendicular, and/or parallel parking is allowed on town center streets, boulevards, and local streets. On-street parking is prohibited in alleys. 	<ul style="list-style-type: none"> Bulb-outs at intersections and pedestrian crossings shall be planted with street trees. Trees shall be pruned to ensure driver visibility. Plantings in traffic calming areas may be native or drought-tolerant plants or irrigated ornamental plants. Planting types should reflect the surrounding landscape type. Shrub and grass plantings in traffic calming areas shall preserve driver visibility and maximize safety. Constructed wetlands for the treatment and retention or detention of storm water are allowed in traffic calming areas.
FENCING	<ul style="list-style-type: none"> To ensure fencing complements building types through the use of compatible materials of comparable quality, aesthetics, and durability. 	<ul style="list-style-type: none"> All service areas shall be screened from the public domain with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. Fences and walls shall match associated architecture in materials and style. Sidewalk closing fences shall be visually non-obtrusive and shall not exceed 5' in height. 	<ul style="list-style-type: none"> Front yard and side yard fencing on fee simple residential parcels shall not exceed 3' in height. Fencing shall reflect architectural character in materials, style, and color. Fencing for rear yard privacy may be up to 6' in height and may be of opaque construction. Rear yard privacy fencing that parallels boulevards shall be of consistent materials, color, height, and style within individual blocks. No fencing in boulevard medians is allowed other than service screening and safety fencing. 	<ul style="list-style-type: none"> Front yard and side yard fencing on individual residential parcels shall not exceed 3' in height. Fencing shall reflect architectural character in materials, style, and color. Fencing for rear yard privacy may be up to 6' in height and may be of opaque construction. Rear yard privacy fencing that parallels local streets shall be of consistent materials, color, height, and style within individual blocks. 	<ul style="list-style-type: none"> Fencing style shall match architectural character in materials, style, and color. Fencing for rear yard privacy may be up to 6' in height and may be of opaque construction. All service areas shall be screened from the public domain with opaque fences or walls. Fences used as screens may be as tall as necessary to perform their function. 	<ul style="list-style-type: none"> Any fencing located near trails shall be offset a minimum of 4' from the edge of trail pavement surface. Fencing style shall match requirements for the landscape typology where the trail is located. 	<ul style="list-style-type: none"> Fencing used to screen parking shall reflect the surrounding landscape type in materials, style, and color. 	<ul style="list-style-type: none"> No fencing shall be allowed in traffic calming areas.
LIGHTING	<ul style="list-style-type: none"> To ensure that lighting has a pedestrian-scaled ambience, provides for public safety, minimizes light pollution, and protects the night sky. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. Light levels to be conducive to pedestrian comfort and safety. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. Only low-level lighting for pedestrian safety is allowed along pathway and trail alignments within boulevard medians. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. 	<ul style="list-style-type: none"> Only low level lighting for pedestrian safety and property security is allowed in alleys. 	<ul style="list-style-type: none"> Lighting style shall match requirements for the landscape typology where the trail is located. Only low-level lighting for pedestrian safety is allowed along pathways and trails. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. 	<ul style="list-style-type: none"> Lighting standards should be similar in style and character to South Jordan City standards as of February 2002. Accent lighting may be used at traffic calming areas to ensure pedestrian safety.
OUTDOOR FURNITURE	<ul style="list-style-type: none"> To ensure outdoor furniture enhances the enjoyment of public spaces and complements its location through the use of compatible materials of similar quality and durability. 	<ul style="list-style-type: none"> Transit stops (light rail and bus) shall reflect the community architectural character and be the same throughout the entire community in order to establish their identity and legibility. Outdoor furniture shall reflect community character in materials, style, and color. 	<ul style="list-style-type: none"> Transit stops (light rail and bus) shall reflect the community architectural character and be the same throughout the entire community in order to establish their identity and legibility. Outdoor furniture shall reflect community character in materials, style, and color. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. 		<ul style="list-style-type: none"> Bench seating shall be located along trails and at civic nodes. Furniture style shall match requirements for the landscape typology where the trail is located. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color. 	<ul style="list-style-type: none"> Outdoor furniture shall reflect community character in materials, style, and color.

NOTE
The Kennecott Development Standards Matrix on Sheets 4 through 6 of this Kennecott Master Subdivision #1, are intended by the City of South Jordan and OM Enterprises Company, the owner of the land identified as Kennecott Master Subdivision #1 (as described in the Boundary Description included on Sheets 1 and 2 of this Master Subdivision Plot), to govern all future development, improvement or alterations of said land or improvements thereon, and to run with said land in perpetuity and be binding on existing and successive owners and interest holders of said land.

 DESIGNWORKSHOP Landscape Architecture • Land Planning • Urban Design • Tourism Planning	SHEET NUMBER 6 OF 6	PLANNING COMMISSION APPROVED THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002 BY THE SOUTH JORDAN CITY PLANNING COMMISSION. CHAIRMAN, SOUTH JORDAN PLANNING COMM.	HEALTH APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>May</u> , A.D., 2002 DIRECTOR, SALT LAKE CO. BOARD OF HEALTH	SOUTH JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>5/9/02</u> DATE SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , A.D., 2002 SOUTH JORDAN CITY ATTORNEY	SOUTH JORDAN CITY COUNCIL PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS <u>16th</u> DAY OF <u>May</u> , A.D., 2002, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. CITY RECORDER MAYOR, CITY OF SOUTH JORDAN	RECORDED # <u>837680</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>South Jordan</u> DATE: <u>5/10/02</u> TIME: <u>3:45pm</u> BOOK: <u>2002</u> PAGE: <u>215</u> <u>1201.00</u> FEES CLERK/DEPUTY SALT LAKE COUNTY RECORDER
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