

DATE: 8/15/08 TIME: 12:40:00 PM DRAWING NAME: 000000.DWG
 USER: SLSI SERVICE: NONE PLOTTER: HP
 PLOT: 8/15/08 12:40:00 PM PLOT: 000000.DWG

DESIGN: JACOB ALDRICH ARCHITECTURE ARCHITECTURE 11-24-08 11:24:00 AM 11/24/08

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO SOUTH JORDAN CITY

PRIVATE PROPERTY OWNED BY WESTERN NATIONAL GROUP

**APARTMENT VENTURE I
 SITE PLAN**

NOBLE
 BEYOND ENGINEERING
 MURRAY, UT 84107
 WWW.NOBLETECH.COM

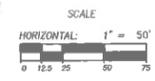
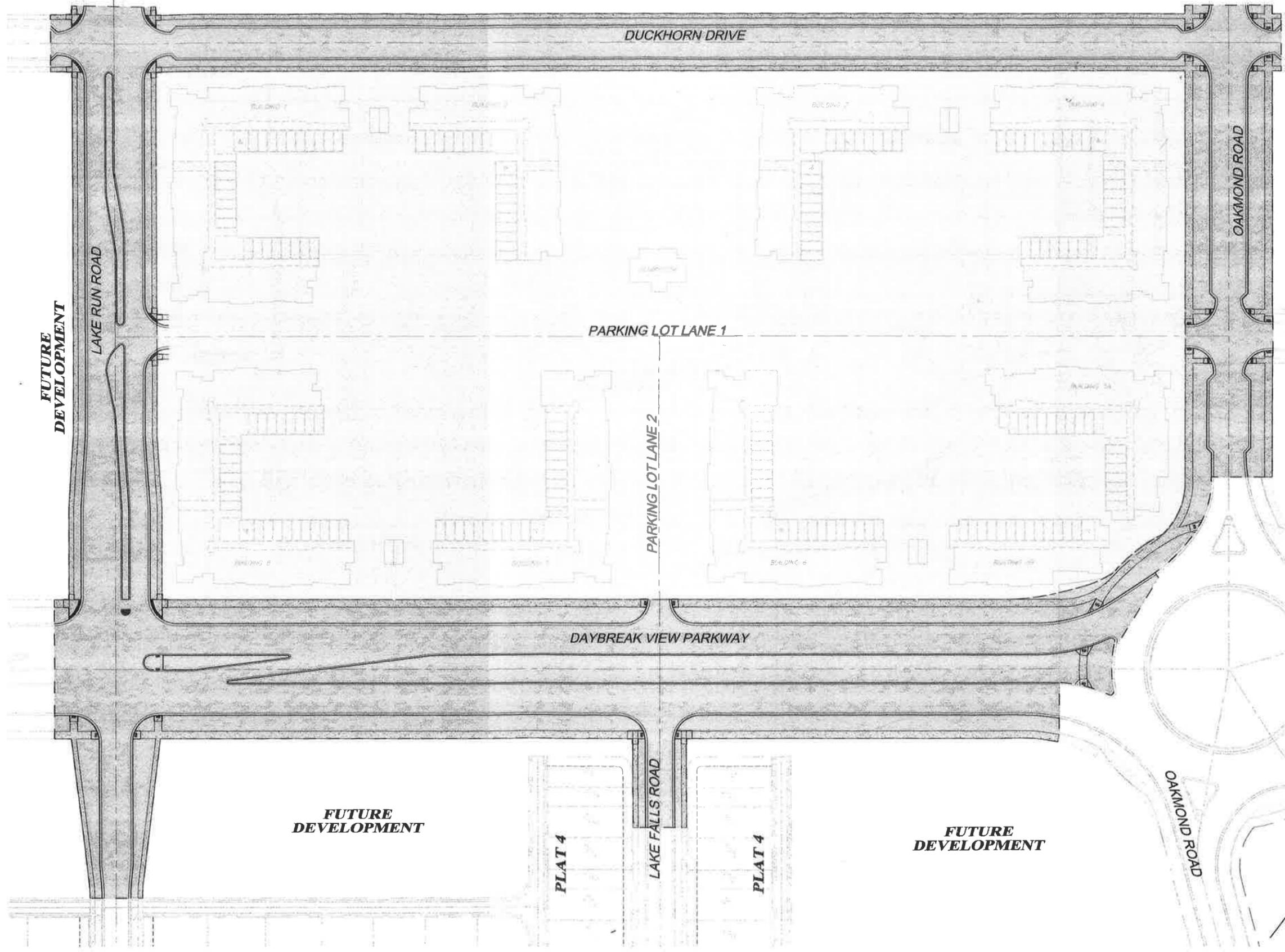


SOUTH JORDAN CITY
 BRAD KLAVINS
 CITY ENGINEER
 DRAWING NUMBER: **SP01**
 SHEET NUMBER: **C-4**
 OF 42 SHEETS
 JOB NUMBER: **SLB0153A1**

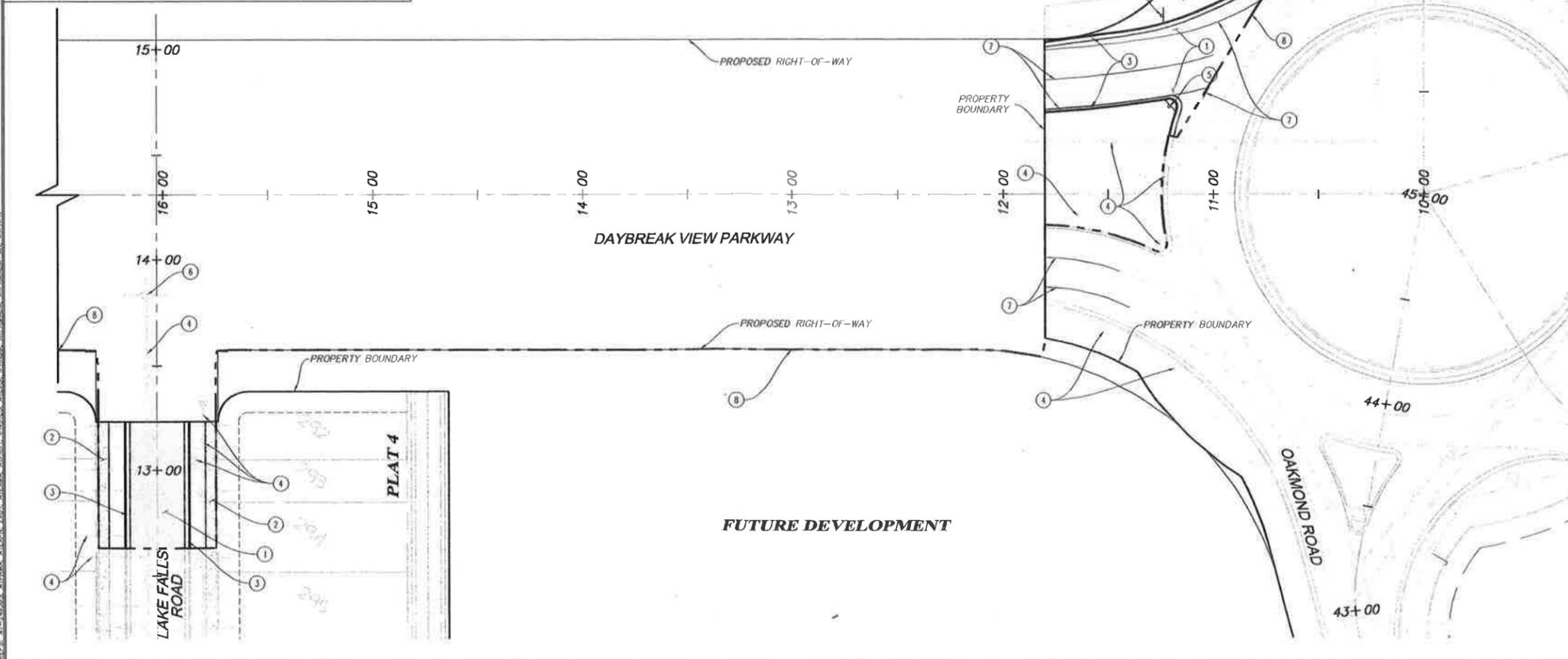
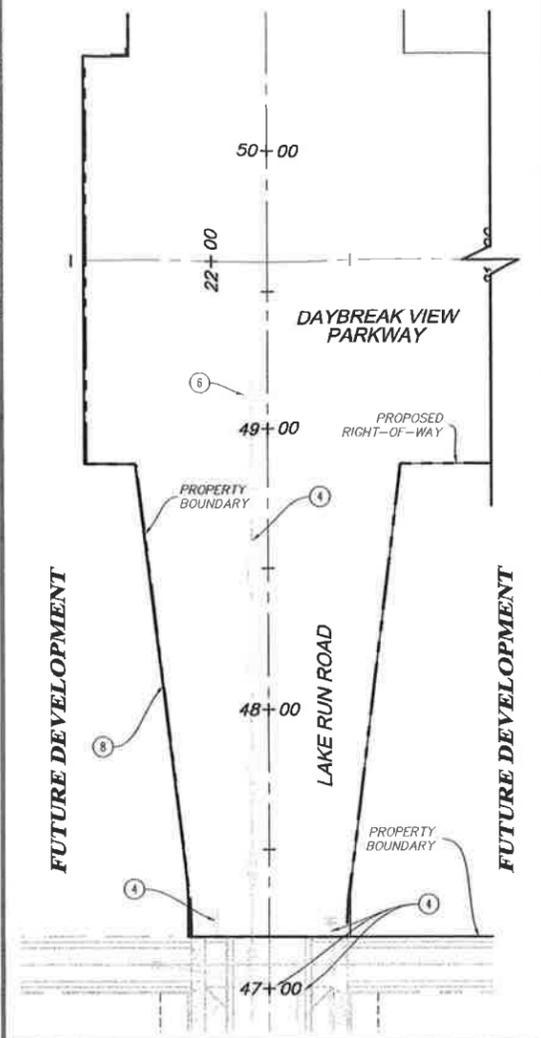
DATE SUBMITTED: **AUG. 08, 2008**

PREPARED FOR: **KENNECOTT LAND CO.**

NO.	BY	DATE	REVISION

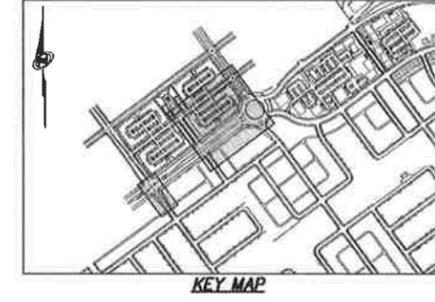


DATE: 8/10/08
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: AS SHOWN
 PROJECT: APARTMENT VENTURE I DEVELOPMENT



GENERAL NOTES:
 CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
 CONTRACTOR MUST OBTAIN A RIGHT OF WAY PERMIT FROM SOUTH JORDAN CITY PRIOR TO COMMENCING ANY WORK IN THE EXISTING RIGHT OF WAY.
 NO CHANGE IN DESIGN, LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OR SOUTH JORDAN CITY.
 CONTRACTOR TO CALL BLUE STAKES AT 1-800-662-4111 48 HOURS PRIOR TO ANY DEMOLITION WORK OR OTHER EXCAVATION OF ANY TYPE.
 ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
 CURB AND GUTTER AND SIDEWALK DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO NEAREST CONSTRUCTION JOINT, MATCHING PLAN AS CLOSELY AS POSSIBLE.
 CONTRACTOR SHALL PROVIDE METAL PLATE OR ROAD BASE FOR TEMPORARY ACCESS TO ALL DRIVES DURING CONSTRUCTION.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 CONTRACTOR TO SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING ASPHALTIC CONCRETE PAVEMENT.
 - 2 CONTRACTOR TO SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
 - 3 CONTRACTOR TO SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB & GUTTER.
 - 4 CONTRACTOR TO PROTECT & PRESERVE EXISTING UTILITIES AND SIGNS (TYPICAL UNLESS OTHERWISE NOTED).
 - 5 REMOVE AND RELOCATE STREET SIGN. SEE DRAWINGS HC01 THROUGH HC04 FOR RELOCATION INFORMATION. CONTRACTOR TO COORDINATE DISPOSAL, PROTECTION, OR RELOCATION FOR FUTURE USE WITH KENNECOTT LAND.
 - 6 REMOVE EXISTING SANITARY SEWER MANHOLE. SEE DRAWINGS UT01 THROUGH UT04 FOR ADDITIONAL INFORMATION.
 - 7 REMOVE EXISTING PAVEMENT MARKINGS FROM EXISTING ASPHALTIC CONCRETE PAVEMENT BY EITHER GRINDING, WATER BLASTING, OR APPROVED EQUAL TO MINIMIZE SURFACE SCARRING.
 - 8 LIMIT OF CONSTRUCTION LINE.



SCALE
 HORIZONTAL: 1" = 30'
 0 7.5 15 30 45



**APARTMENT VENTURE I
 DEMOLITION PLAN**

NOTICE
 BEYOND ENGINEERING
 527 SOUTH STATE STREET, SUITE 300
 SALT LAKE CITY, UT 84103
 TEL: 907.435.0900 FAX: 907.435.0901
 WWW.BEYONDENG.COM



SOUTH JORDAN CITY
 CITY ENGINEER
 Brent Allen Morgan
 DATE: 8/10/08
 DRAWING NUMBER
DM01
 SHEET NUMBER
C-5
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

MURRAY, UT 84007

WWW.NOLTE.COM

527 SOUTH STATE STREET, SUITE 300
 SALT LAKE CITY, UT 84103
 TEL: 907.435.0900 FAX: 907.435.0901

BRENT ALLEN MORGAN
 LICENSE NO. 36705
 STATE OF UTAH
 8/10/08

SOUTH JORDAN CITY
 CITY ENGINEER

DRAWING NUMBER
DM01
 SHEET NUMBER
C-5
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE: 8/12/08, TIME: 1:26:07 PM, DRAWN NAME: JEFFREY MORGAN, SCALE: AS SHOWN, PLOTTING DATE: 8/12/08, PLOTTER: HP PLOTTER, SHEET NO.: 002, TOTAL SHEETS: 42

SEE DWG. HC01

SEE DWG. HC01

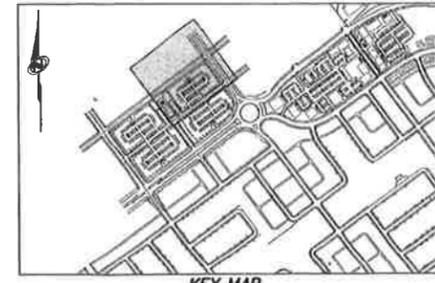
SEE DWG. HC04

SEE DWG. HC04

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

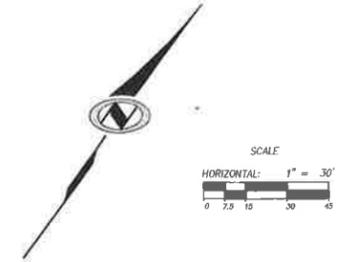
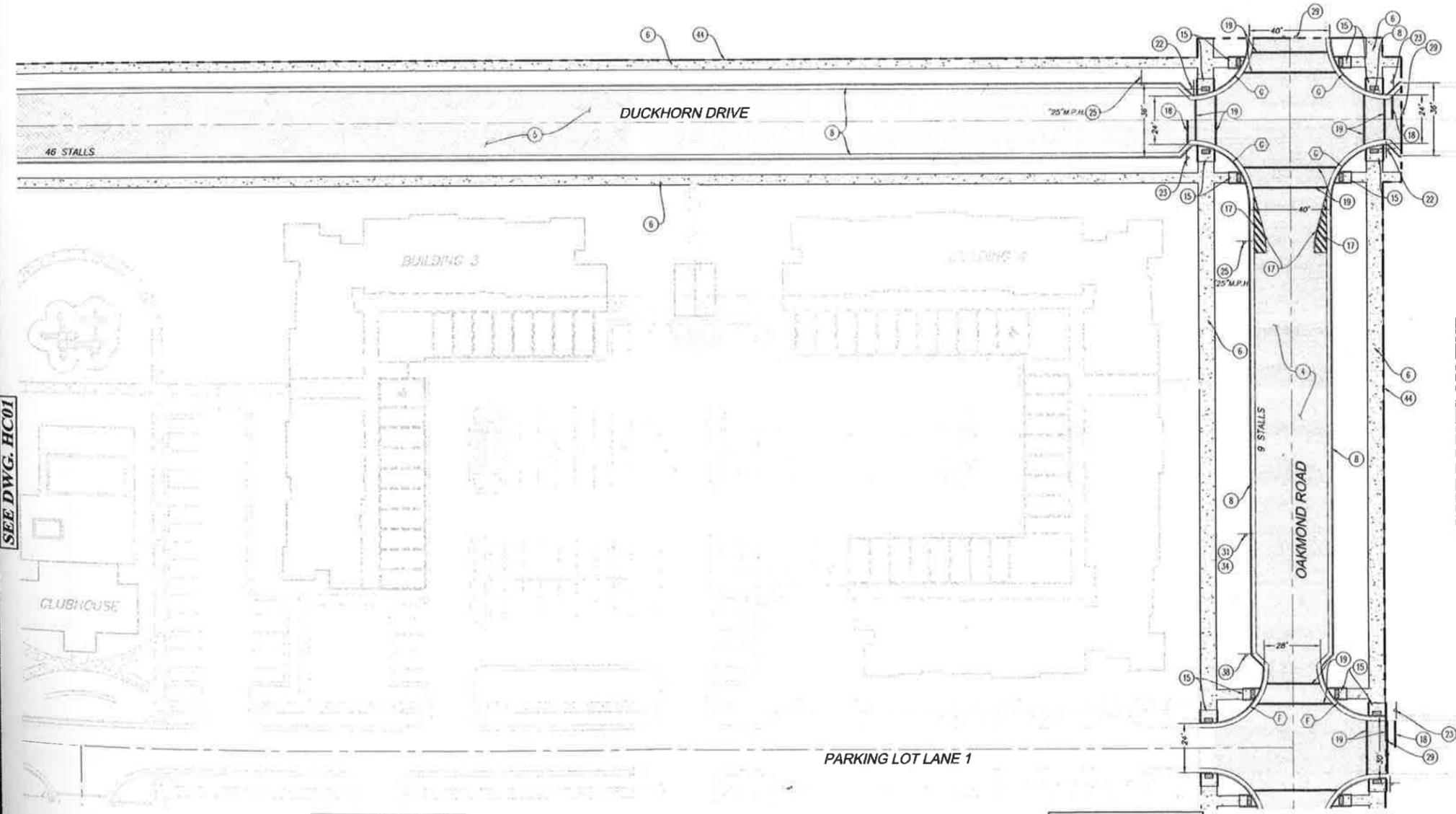


GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 ALL STRIPING TO BE 3M TAPE OR PAINT.
 REFER TO LANDSCAPE ARCHITECT'S PLANS FOR CONCRETE AREA MATERIAL AND FINISH.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 ASPHALT PAVEMENT: 5.5" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL Q/D102.
 - 2 ASPHALT PAVEMENT: 5" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL P/D102.
 - 3 5" THICK CONCRETE SIDEWALK WITH 6" GRANULAR BASE PER APWA PLAN NO. 231. SEE DRAWINGS G/01 THROUGH G/04 FOR EGRESS AND ACCESSIBILITY PATH.
 - 4 30" TYPE "A" CURB AND GUTTER PER DETAIL F/D101 (HATCHED CURB AND GUTTER AREA SHOWN ON PLANS).
 - 5 HANDICAP ACCESS RAMP (CURB WALL) PER APWA PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA PLAN NO. 236.
 - 6 4" WIDE SOLID WHITE PAVEMENT MARKING.
 - 7 12" WIDE SOLID WHITE STOP BAR MARKING.
 - 8 12" WIDE SOLID WHITE CROSSWALK MARKING.
 - 9 "STREET" SIGN PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 10 "STOP" SIGN PER M.U.T.C.D. STANDARD PLAN R1-1. SEE DETAIL Y/D103.
 - 11 "SPEED LIMIT" SIGN PER M.U.T.C.D. STANDARD PLAN R2-1 WITH SPEED AS SHOWN. SEE DETAIL Y/D103.
 - 12 "ROAD CLOSED" SIGN PER M.U.T.C.D. STANDARD PLAN R11-2. SEE DETAIL Y/D103.
 - 13 "CIRCULAR INTERSECTION" SIGN PER M.U.T.C.D. STANDARD PLAN W2-6. SEE DETAIL Y/D103.
 - 14 "ADVISORY SPEED" SIGN PER M.U.T.C.D. STANDARD PLAN W13-1. SEE DETAIL Y/D103.
 - 15 "SPECIAL C" SIGN SEE DETAIL Y/D103.
 - 16 LIMIT OF CONSTRUCTION LINE.
 - 17 4" WIDE BROKEN WHITE PAVEMENT MARKING.
 - 18 8" WIDE SOLID WHITE PAVEMENT MARKING.

TBC CURVE TABLE

NO.	RADIUS	NO.	RADIUS	NO.	RADIUS
A	1.0'	F	25.0'	K	101.5'
B	2.5'	G	28.0'	L	150.0'
C	3.5'	H	36.79'	M	180.0'
D	5.0'	I	97.5'	N	184.0'
E	7.5'	J	98.5'	O	247.5'



**APARTMENT VENTURE I
 HORIZONTAL CONTROL PLAN**

NOBLE
 BEYOND ENGINEERING
 527 SOUTH STATE STREET, SUITE 300
 SALT LAKE CITY, UT 84103
 TEL: 801.463.0000 FAX: 801.463.0001



SOUTH JORDAN CITY
 BRENT ALLEN MORGAN
 8/12/08
 CITY ENGINEER

HC02
 SHEET NUMBER
C-7
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNEDY LAND CO.
 WINNOLTECOM

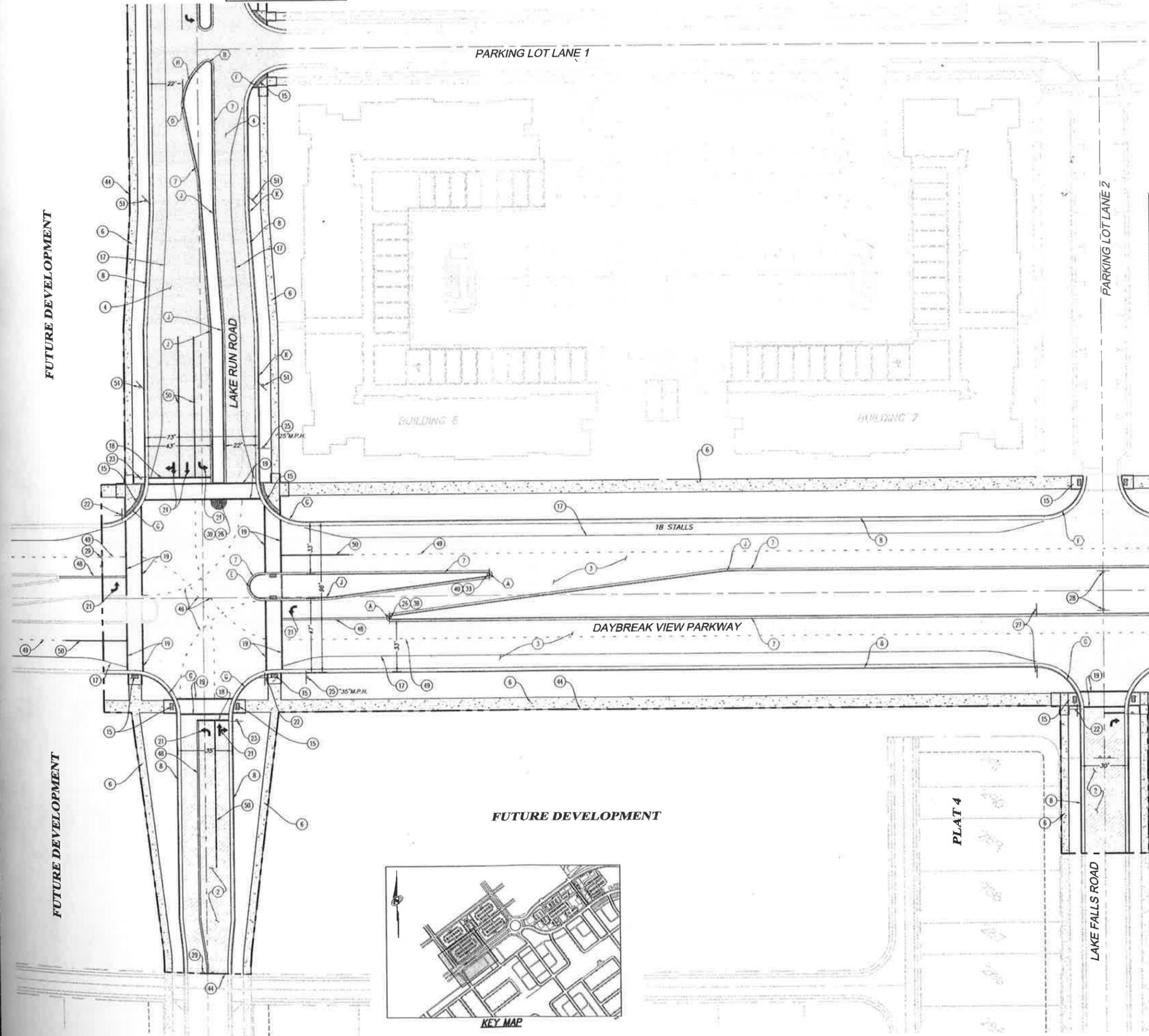
DATE: 8/12/08, TIME: 1:26:07 PM, DRAWN NAME: JEFFREY MORGAN, SCALE: AS SHOWN, PLOTTING DATE: 8/12/08, PLOTTER: HP PLOTTER, SHEET NO.: 002, TOTAL SHEETS: 42

SEE DWG. HC01

SEE DWG. HC01

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



SEE DWG. HC04

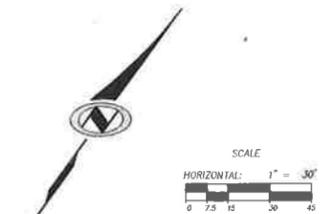
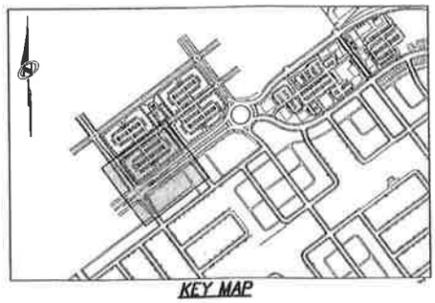
SEE DWG. HC04

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 ALL STRIPING TO BE 3M TAPE OR PAINT.
 REFER TO LANDSCAPE ARCHITECT'S PLANS FOR CONCRETE AREA MATERIAL AND FINISH.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL M/D102.
 - 2 ASPHALT PAVEMENT: 6" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL N/D102.
 - 3 ASPHALT PAVEMENT: 5.5" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL O/D102.
 - 4 5" THICK CONCRETE SIDEWALK WITH 6" GRANULAR BASE PER APWA PLAN NO. 231. SEE DRAWINGS G01 THROUGH G04 FOR EGRESS AND ACCESSIBILITY PATH.
 - 5 18" REVERSE PAN CURB AND GUTTER PER DETAIL F/D101.
 - 6 30" TYPE "A" CURB AND GUTTER PER DETAIL F/D101 (HATCHED CURB AND GUTTER AREA SHOWN ON PLANS).
 - 7 HANDICAP ACCESS RAMP (CURB WALL) PER APWA PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA PLAN NO. 238.
 - 8 4" WIDE SOLID YELLOW PAVEMENT MARKING.
 - 9 4" WIDE SOLID WHITE PAVEMENT MARKING.
 - 10 12" WIDE SOLID WHITE STOP BAR MARKING.
 - 11 12" WIDE SOLID WHITE CROSSWALK MARKING.
 - 12 PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARDS PLANS.
 - 13 "STREET" SIGN PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 14 "STOP" SIGN PER M.U.T.C.D. STANDARD PLAN R1-1, SEE DETAIL Y/D103.
 - 15 "SPEED LIMIT" SIGN PER M.U.T.C.D. STANDARD PLAN R2-1 WITH SPEED AS SHOWN. SEE DETAIL Y/D103.
 - 16 "KEEP RIGHT" SIGN PER M.U.T.C.D. STANDARD PLAN R4-7. SEE DETAIL Y/D103.
 - 17 "DO NOT ENTER" SIGN PER M.U.T.C.D. STANDARD PLAN R5-1. SEE DETAIL Y/D103.
 - 18 "ONE WAY" SIGN PER M.U.T.C.D. STANDARD PLAN R6-1. SEE DETAIL Y/D103.
 - 19 "ROAD CLOSED" SIGN PER M.U.T.C.D. STANDARD PLAN R11-2. SEE DETAIL Y/D103.
 - 20 "DOUBLE ARROW" SIGN PER M.U.T.C.D. STANDARD PLAN W12-1, SEE DETAIL Y/D103.
 - 21 "OBJECT MARKERS - LEFT" SIGN SEE DETAIL Y/D103.
 - 22 "OBJECT MARKERS - CENTER" SIGN SEE DETAIL Y/D103.
 - 23 LIMIT OF CONSTRUCTION LINE.
 - 24 4" WIDE DASHED WHITE PAVEMENT MARKING.
 - 25 4" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING.
 - 26 4" WIDE BROKEN WHITE PAVEMENT MARKING.
 - 27 8" WIDE SOLID WHITE PAVEMENT MARKING.
 - 28 "NO PARKING" SIGN PER M.U.T.C.D. STANDARD PLAN R7-1, SEE DETAIL Y/D103.

TBC CURVE TABLE

NO.	RADIUS	NO.	RADIUS	NO.	RADIUS
A	1.0'	F	25.0'	K	101.5'
B	2.5'	G	28.0'	L	150.0'
C	3.5'	H	36.79'	M	180.0'
D	5.0'	I	97.5'	N	184.0'
E	7.5'	J	98.5'	O	247.5'



APARTMENT VENTURE I
HORIZONTAL CONTROL PLAN

NOLIE
 BEYOND ENGINEERING
 6217 SOUTH STATE STREET, SUITE 300
 MURRAY, UT 84107
 801.743.9800 TEL. 801.743.0900 FAX
 WWW.NOLIE.COM



SOUTH JORDAN CITY
 Brad Lawrence 1/1/08
 CITY ENGINEER DATE
 DRAWING NUMBER
HC03
 SHEET NUMBER
C-8
 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.

SEE DWG. HC02

SEE DWG. HC02

SEE DWG. HC03

SEE DWG. HC03

PARKING LOT LANE 1

PARKING LOT LANE 2

DAYBREAK VIEW PARKWAY

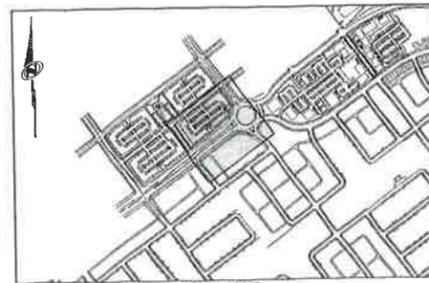
OAKMOND ROAD

OAKMOND ROAD

PLAT 4

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
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 REFER TO LANDSCAPE ARCHITECT'S PLANS FOR CONCRETE AREA MATERIAL AND FINISH.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT: 6" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL N/D102.
 - 2 ASPHALT PAVEMENT: 5.5" THICK ASPHALTIC CONCRETE WITH 6" GRANULAR BASE PER SOILS REPORT PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO MOST CURRENT COPY OF SOILS REPORT TO VERIFY ASPHALT SECTION. SEE DETAIL O/D102.
 - 3 5" THICK CONCRETE SIDEWALK WITH 6" GRANULAR BASE PER APWA PLAN NO. 231. SEE DRAWINGS GRI1 THROUGH GRI4 FOR EGRESS AND ACCESSIBILITY PATH.
 - 4 18" REVERSE FAN CURB AND GUTTER PER DETAIL F/D101.
 - 5 30" TYPE "A" CURB AND GUTTER PER DETAIL F/D101 (HATCHED CURB AND GUTTER AREA SHOWN ON PLANS).
 - 6 HANDICAP ACCESS RAMP (FLARE) PER APWA PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA PLAN NO. 238.
 - 7 HANDICAP ACCESS RAMP (CURB WALL) PER APWA PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA PLAN NO. 238.
 - 8 4" WIDE SOLID YELLOW PAVEMENT MARKING
 - 9 4" WIDE SOLID WHITE PAVEMENT MARKING.
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 - 11 12" WIDE SOLID WHITE CROSSWALK MARKING.
 - 12 PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
 - 13 "STREET" SIGN PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 14 "STOP" SIGN PER M.U.T.C.D. STANDARD PLAN R1-1. SEE DETAIL Y/D103.
 - 15 "SPEED LIMIT" SIGN PER M.U.T.C.D. STANDARD PLAN R2-1 WITH SPEED AS SHOWN. SEE DETAIL Y/D103.
 - 16 "DO NOT ENTER" SIGN PER M.U.T.C.D. STANDARD PLAN R5-1. SEE DETAIL Y/D103.
 - 17 "ROAD CLOSED" SIGN PER M.U.T.C.D. STANDARD PLAN R11-2. SEE DETAIL Y/D103.
 - 18 "YIELD AHEAD" SIGN PER M.U.T.C.D. STANDARD PLAN W3-2. SEE DETAIL Y/D103.
 - 19 "CIRCULAR INTERSECTION" SIGN PER M.U.T.C.D. STANDARD PLAN W2-6. SEE DETAIL Y/D103.
 - 20 "PEDESTRIAN CROSSING AHEAD" SIGN PER M.U.T.C.D. STANDARD PLAN W11-2. SEE DETAIL Y/D103.
 - 21 "ADVISORY SPEED" SIGN PER M.U.T.C.D. STANDARD PLAN W13-1. SEE DETAIL Y/D103.
 - 22 "SPECIAL A" SIGN SEE DETAIL Y/D103.
 - 23 "SPECIAL B" SIGN SEE DETAIL Y/D103.
 - 24 "SPECIAL C" SIGN SEE DETAIL Y/D103.
 - 25 RELOCATED "PEDESTRIAN CROSSING AHEAD" SIGN.
 - 26 RELOCATED "DESTINATION" SIGN.
 - 27 LIMIT OF CONSTRUCTION LINE.
 - 28 4" WIDE DASHED WHITE PAVEMENT MARKING.
 - 29 4" WIDE BROKEN WHITE PAVEMENT MARKING.

TBC CURVE TABLE

NO.	RADIUS	NO.	RADIUS	NO.	RADIUS
A	1.0'	F	25.0'	K	101.5'
B	2.5'	G	28.0'	L	150.0'
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**APARTMENT VENTURE I
 HORIZONTAL CONTROL PLAN**

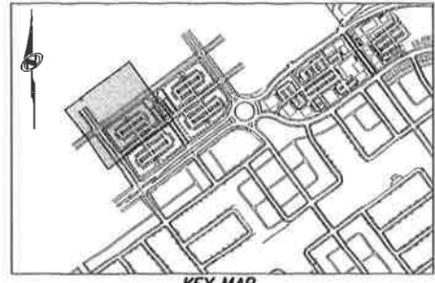
NOTICE
 BEYOND ENGINEERING
 MURRAY, UT 8407
 WWW.NOTE.COM
 807 SOUTH STATE STREET, SUITE 300
 801743.800 TEL. 801743.0300 FAX



SOUTH JORDAN CITY
 Brad Lawrence
 CITY ENGINEER
 DATE
HC04
 SHEET NUMBER
C-9
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.
 The engineer preparing these plans will not be responsible for, or liable for, any errors or omissions in these plans unless they are specifically noted on these plans. These plans must be approved by the engineer of these plans.

DATE: 8/10/08, TIME: 11:30 AM, DRAWING NAME: GRADING PLAN, SHEET: 01 OF 02, PROJECT: APARTMENT VENTURE I, CLIENT: KENNEDY LAND CO., PREPARED BY: BRENT ALLEN MORGAN, CHECKED BY: BRENT ALLEN MORGAN, APPROVED BY: BRENT ALLEN MORGAN, SCALE: 1" = 30'



GEOTECHNICAL NOTES/REQUIREMENTS:
 1) ALL IMPORTED MATERIAL TO BE APPROVED IN WRITING BY GEOTECHNICAL ENGINEER.
 2) ALL COMPACTION FOR INTERIOR AND EXTERIOR BACKFILL ADJACENT TO BUILDINGS TO BE VERIFIED IN WRITING BY GEOTECHNICAL ENGINEER.
 3) A LETTER FROM THE GEOTECHNICAL ENGINEER THAT THE FOUNDATION EXCAVATION AND THE SUBGRADE WERE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT AND THAT THE SUBGRADE FOR FOUNDATION AND SLAB SUPPORT IS READY FOR PLACEMENT OF CONCRETE IS REQUIRED PRIOR TO FOOTING AND FLATWORK PLACEMENT.

GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 88% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 1% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON DRAWINGS EC01 THROUGH EC04 & DT03 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- SEE DRAWINGS DR01 THROUGH DR04 AND PLAN & PROFILE DRAWINGS FOR STORM DRAIN DESIGN INFORMATION.
- SEE DRAWINGS HC01 THROUGH HC04 FOR CURB AND GUTTER SIZES AND TYPES.
- LIMIT OF CONSTRUCTION LINE.
- DAYLIGHT TO EXISTING GROUND WITH 3:1 SLOPE.

NO.	DATE	BY	REVISION

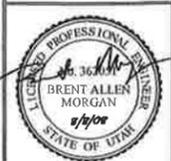
The engineer preparing these plans will not be responsible for the construction of the project. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNEDY LAND CO.

APARTMENT VENTURE I GRADING PLAN

NOLTE
 BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.NOLTE.COM



SOUTH JORDAN CITY
 DRAWING NUMBER: GR01
 SHEET NUMBER: C-10
 OF 42 SHEETS
 JOB NUMBER: SLB0153A1

FUTURE DEVELOPMENT

DUCKHORN DRIVE

LAKE RUN ROAD

PARKING LOT LANE 1

ABBREVIATIONS:

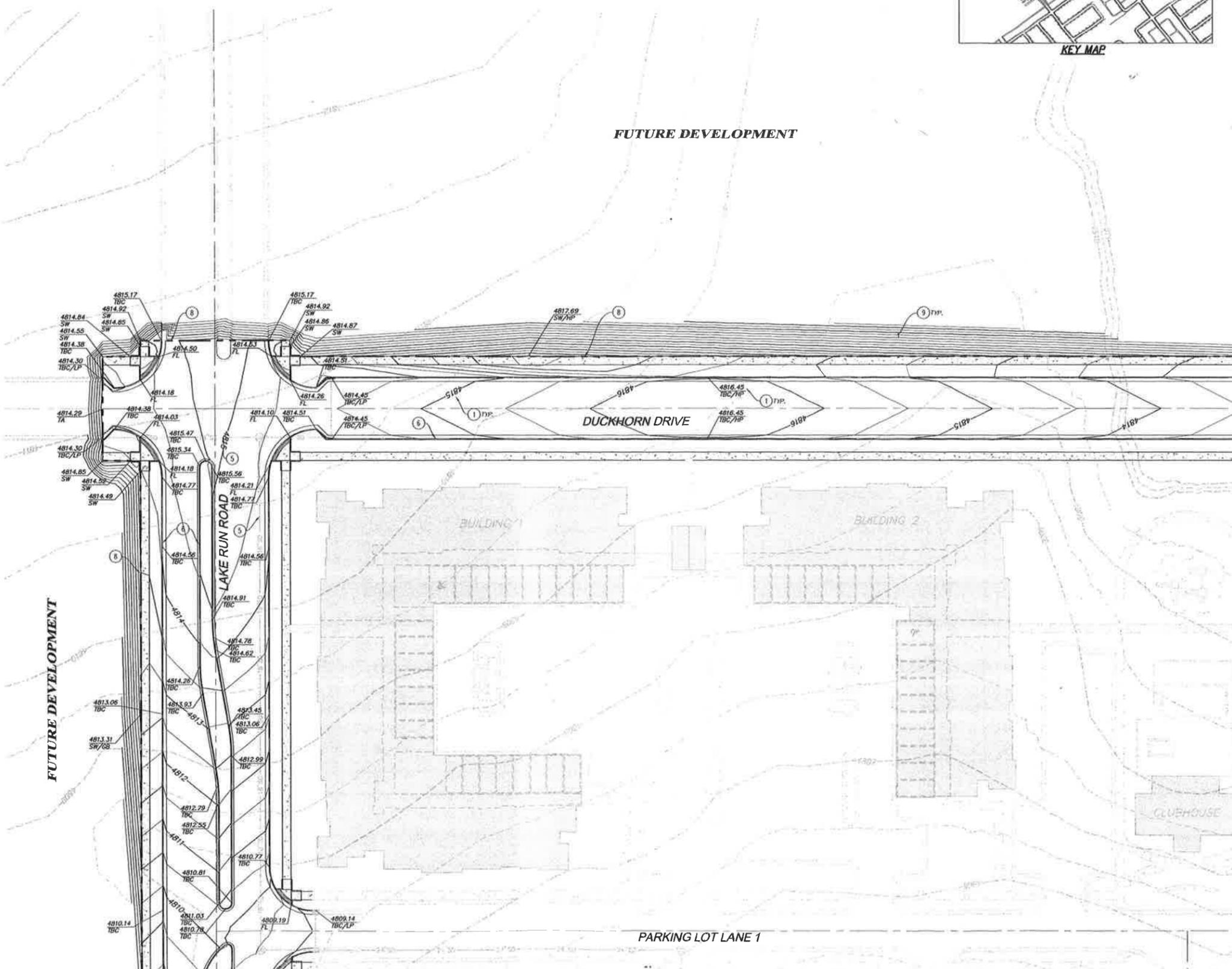
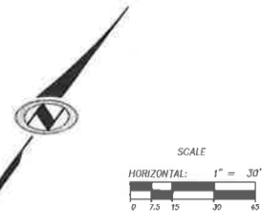
CL	STREET CENTERLINE
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FFE	FINISHED FLOOR ELEVATION
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TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TG	TOP OF GRADE
TW	TOP OF WALL
TYP.	TYPICAL

SEE DWG. GR02

SEE DWG. GR02

SEE DWG. GR03

SEE DWG. GR03



DATE: 5/14/08
 DRAWN BY: J. M. HARRIS
 CHECKED BY: J. M. HARRIS
 PROJECT NO: 08-001
 SHEET NO: 42

SEE DWG. GR01

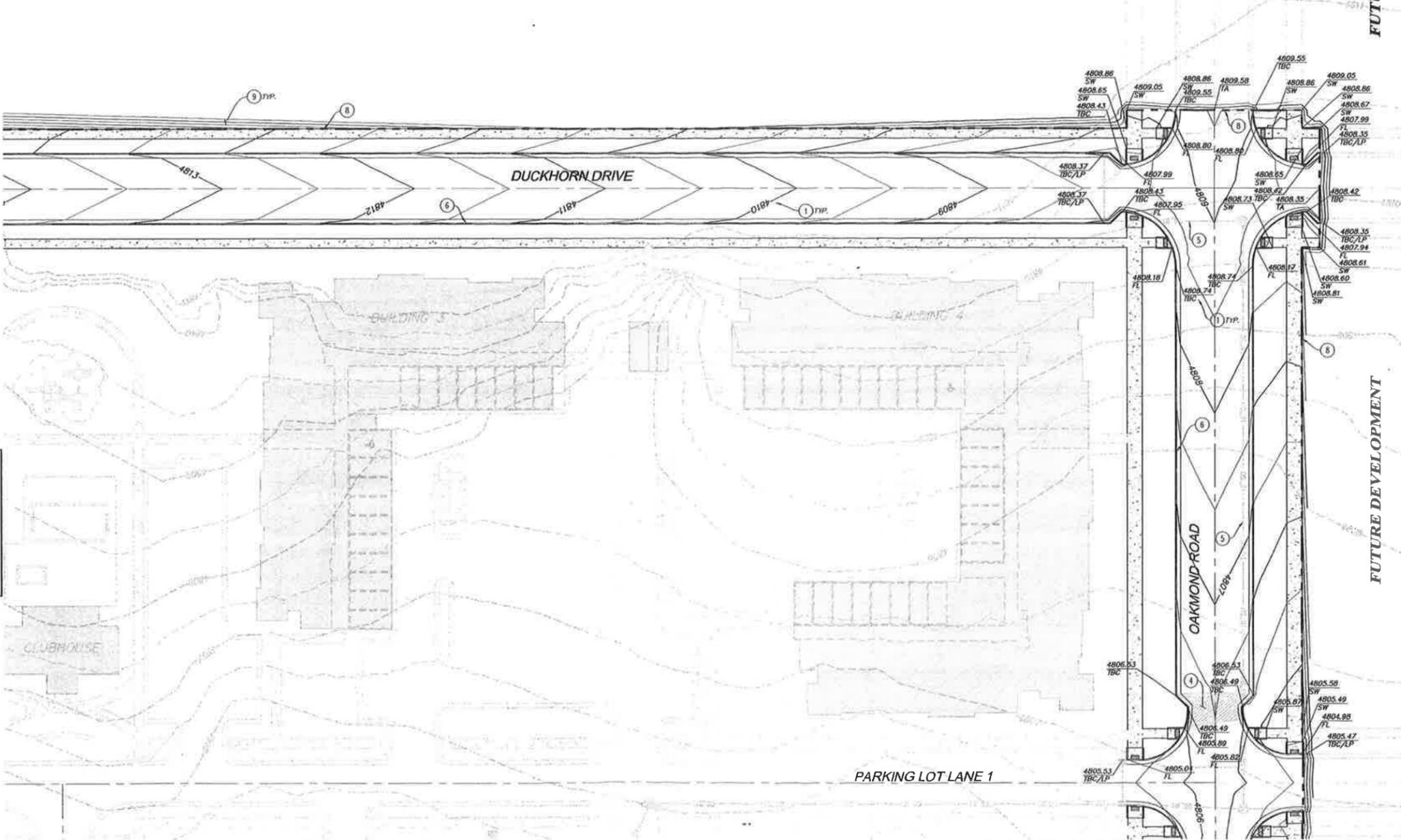
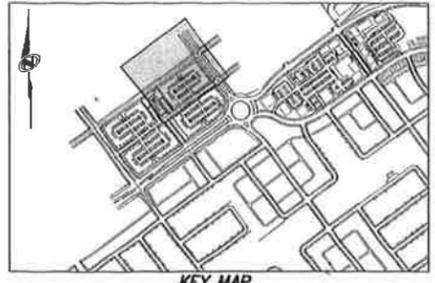
SEE DWG. GR01

SEE DWG. GR04

SEE DWG. GR04

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



GEOTECHNICAL NOTES/REQUIREMENTS:
 1) ALL IMPORTED MATERIAL TO BE APPROVED IN WRITING BY GEOTECHNICAL ENGINEER.
 2) ALL COMPACTION FOR INTERIOR AND EXTERIOR BACKFILL ADJACENT TO BUILDINGS TO BE VERIFIED IN WRITING BY GEOTECHNICAL ENGINEER.
 3) A LETTER FROM THE GEOTECHNICAL ENGINEER THAT THE FOUNDATION EXCAVATION AND THE SUBGRADE WERE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT AND THAT THE SUBGRADE FOR FOUNDATION AND SLAB SUPPORT IS READY FOR PLACEMENT OF CONCRETE IS REQUIRED PRIOR TO FOOTING AND FLATWORK PLACEMENT.

GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
 EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

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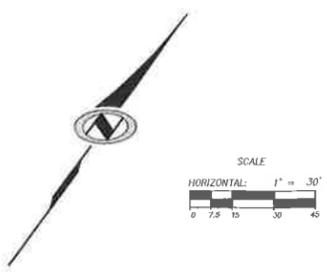
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SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS.
- SEE DRAWINGS DR01 THROUGH DR04 AND PLAN & PROFILE DRAWINGS FOR STORM DRAIN DESIGN INFORMATION.
- SEE DRAWINGS HC01 THROUGH HC04 FOR CURB AND GUTTER SIZES AND TYPES.
- LIMIT OF CONSTRUCTION LINE.
- DAYLIGHT TO EXISTING GROUND WITH 3:1 SLOPE.

ABBREVIATIONS:

CL	STREET CENTERLINE
CF	FACE OF CURB
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
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SW	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TG	TOP OF GRADE
TW	TOP OF WALL
TYP.	TYPICAL



**APARTMENT VENTURE I
 GRADING PLAN**

NOBLE
 BEYOND ENGINEERING



SOUTH JORDAN CITY
 CITY ENGINEER
 Brent Allen Morgan
 DATE

GR02
 SHEET NUMBER
C-11
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.
 MURRAY, UT 84007
 WWW.NOLE.COM
 827 SOUTH STATE STREET, SUITE 800
 801743.8900 TEL. 801743.8960 FAX.

SEE DWG. GR01

SEE DWG. GR01

GEOTECHNICAL NOTES/REQUIREMENTS:

- 1) ALL IMPORTED MATERIAL TO BE APPROVED IN WRITING BY GEOTECHNICAL ENGINEER.
- 2) ALL COMPACTION FOR INTERIOR AND EXTERIOR BACKFILL ADJACENT TO BUILDINGS TO BE VERIFIED IN WRITING BY GEOTECHNICAL ENGINEER.
- 3) A LETTER FROM THE GEOTECHNICAL ENGINEER THAT THE FOUNDATION EXCAVATION AND THE SUBGRADE WERE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT AND THAT THE SUBGRADE FOR FOUNDATION AND SLAB SUPPORT IS READY FOR PLACEMENT OF CONCRETE IS REQUIRED PRIOR TO FOOTING AND FLATWORK PLACEMENT.

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.

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THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON DRAWINGS E001 THROUGH E004 & D103 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

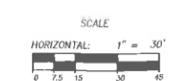
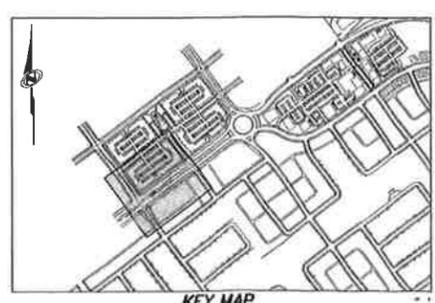
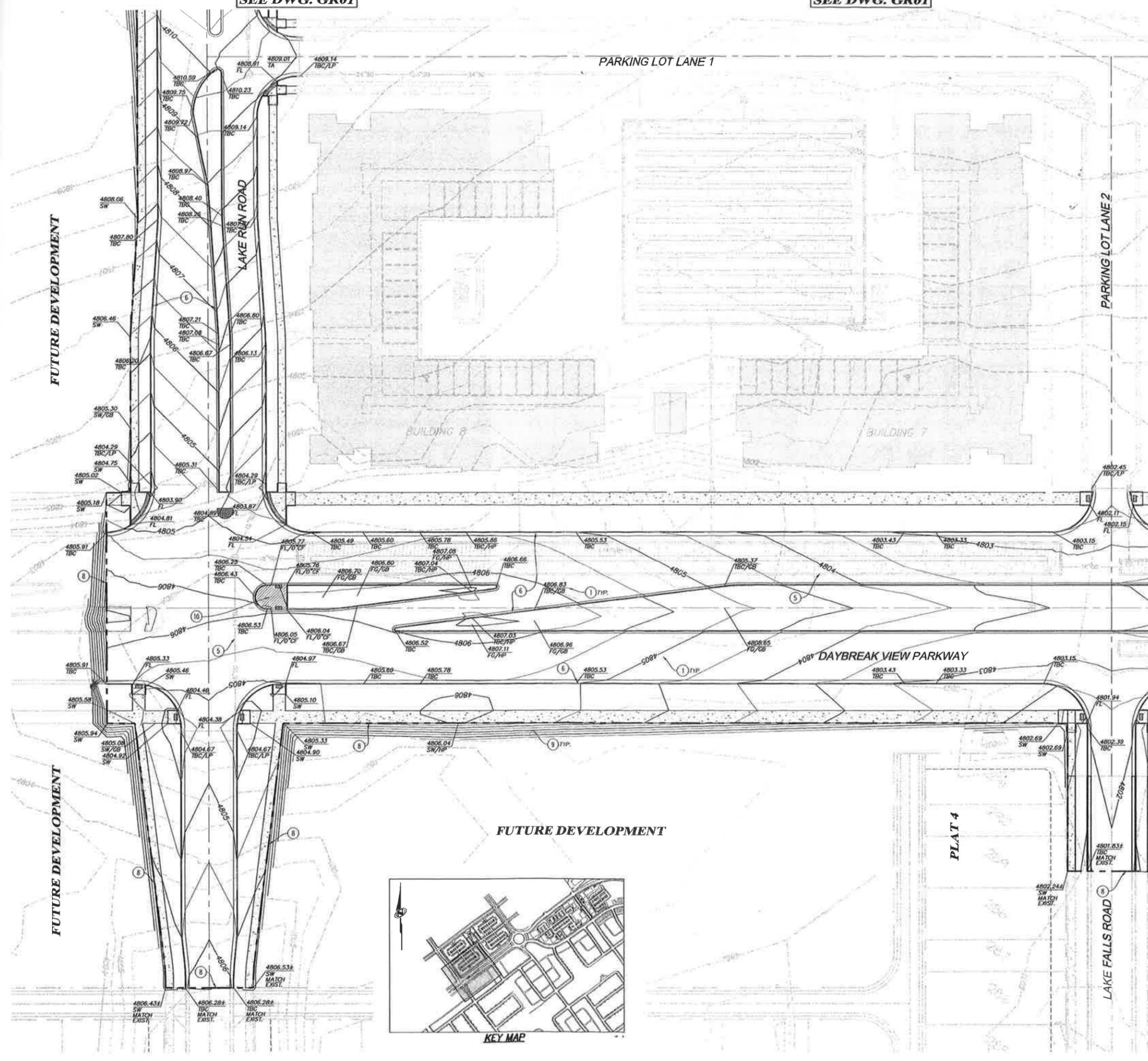
- 1) GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2) SEE DRAWINGS DR01 THROUGH DR04 AND PLAN & PROFILE DRAWINGS FOR STORM DRAIN DESIGN INFORMATION.
- 3) SEE DRAWINGS HC01 THROUGH HC04 FOR CURB AND GUTTER SIZES AND TYPES.
- 4) LIMIT OF CONSTRUCTION LINE.
- 5) DAYLIGHT TO EXISTING GROUND WITH 3:1 SLOPE.
- 6) SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION REGARDING CONSTRUCTION OF THE PEDESTRIAN HAVEN (HATCHED AREA SHOWN ON PLAN).

ABBREVIATIONS:

CL	STREET CENTERLINE
CF	FACE OF CURB
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
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TC	TOP OF CONCRETE
TG	TOP OF GRADE
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TYP.	TYPICAL

SEE DWG. GR04

SEE DWG. GR04



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PARKING LOT LANE 1

PARKING LOT LANE 2

PLAT 4

**APARTMENT VENTURE I
GRADING PLAN**

NOTE
BEYOND ENGINEERING

827 SOUTH STATE STREET, SUITE 300
MURRAY, UT 84007
801.743.1900 TEL. 801.743.0900 FAX
WWW.NOTE.COM

SOUTH JORDAN CITY
BRENT ALLEN MORGAN
1/1/08

GR03
SHEET NUMBER
C-12
OF 42 SHEETS
JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 06, 2008

PREPARED FOR: KENNECOTT LAND CO.

NO.	BY	DATE	REVISIONS



SEE DWG. GR02

SEE DWG. GR02

PARKING LOT LANE 1

SEE DWG. GR03

PARKING LOT LANE 2

BUILDING 5A

BUILDING 5

BUILDING 5B

DAYBREAK VIEW PARKWAY

OAKMOND ROAD

FUTURE DEVELOPMENT

PLAT 4

FUTURE DEVELOPMENT

LAKE FALLS ROAD

OAKMOND ROAD

GEOTECHNICAL NOTES/REQUIREMENTS:

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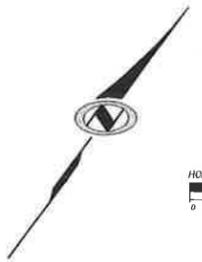
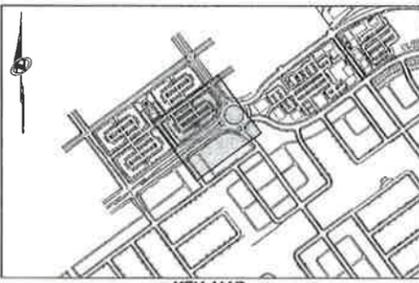
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- SEE DRAWINGS DR01 THROUGH DR04 AND PLAN & PROFILE DRAWINGS FOR STORM DRAIN DESIGN INFORMATION.
- SEE DRAWINGS HC01 THROUGH HC04 FOR CURB AND GUTTER SIZES AND TYPES.
- LIMIT OF CONSTRUCTION LINE.
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ABBREVIATIONS:

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TC	TOP OF CONCRETE
TG	TOP OF GRADE
TW	TOP OF WALL
TYP.	TYPICAL



**APARTMENT VENTURE I
GRADING PLAN**

NOBLE
BEYOND ENGINEERING
MURRAY, UT 84107
5217 SOUTH STATE STREET, SUITE 300
801.748.1800 TEL. 801.748.0800 FAX
WWW.NOBLE.COM



SOUTH JORDAN CITY
CITY ENGINEER
Brent Allen Morgan
1/1/08
DRAWING NUMBER
GR04
SHEET NUMBER
C-13
OF 42 SHEETS
JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

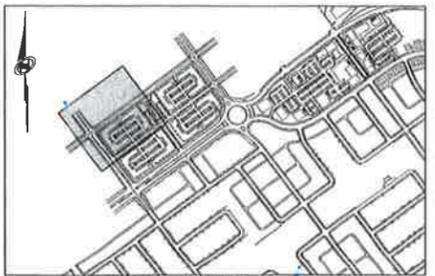
PREPARED FOR: KENNECOTT LAND CO.

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

DATE: 8/10/08
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 8/10/08
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 8/10/08
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

DATE: 01.02.08
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 SCALE: AS SHOWN
 PROJECT: APARTMENT VENTURE I
 SHEET: C-14



KEY MAP

GENERAL NOTES:

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED BY THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL FACILITIES W/DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND SIZES.

REFER TO STORM DRAIN LETTER AND EXHIBIT SUBMITTED TO SOUTH JORDAN CITY, DATED MAY 27, 2008.

STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

SCOPE OF WORK:

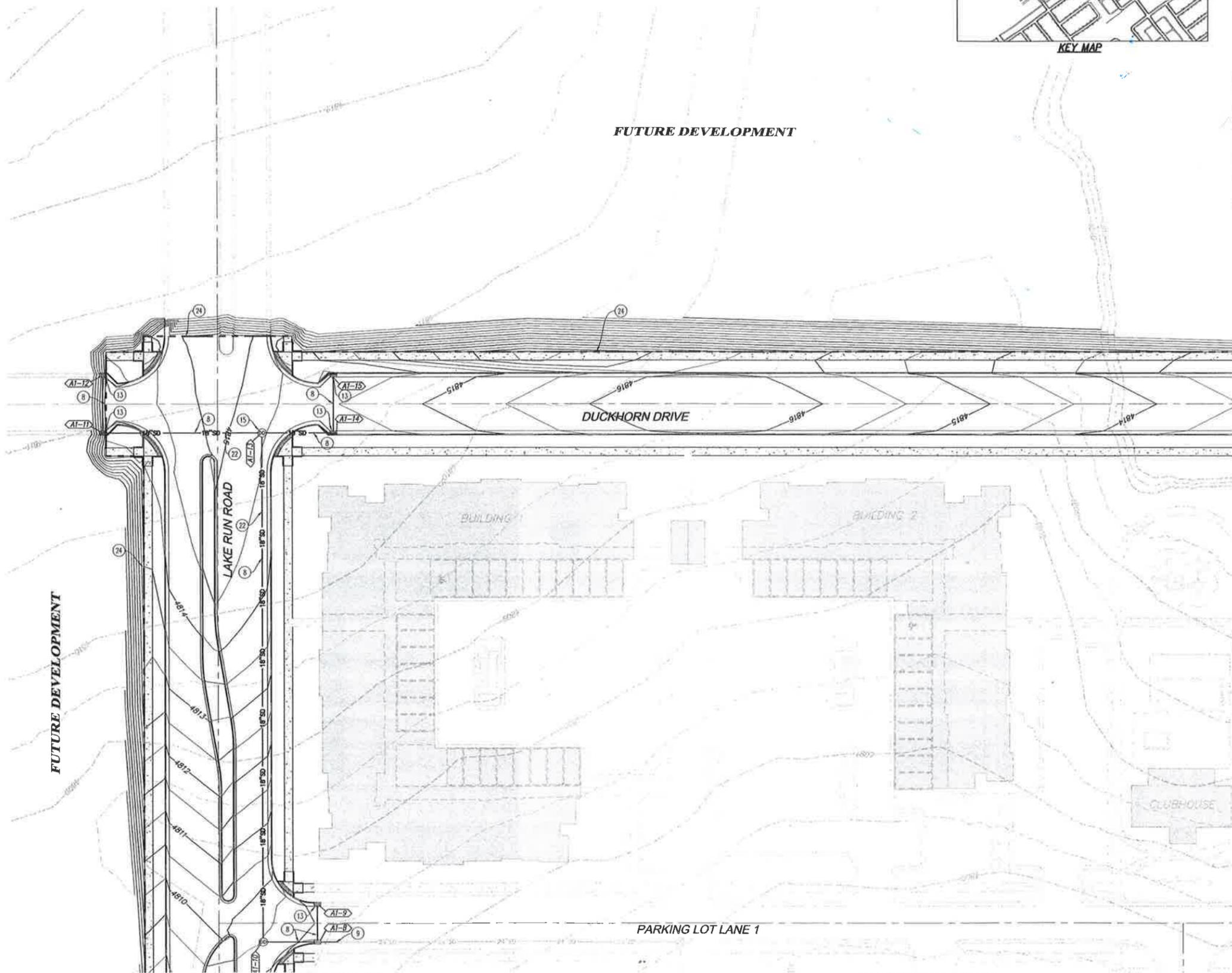
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- (8) 18" RCP CLIII STORM DRAIN LINE, INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, TRENCHING PER DETAIL FF/DT04, LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.
 - (11) CATCH BASIN PER APWA STANDARD PLAN 315.
 - (15) 5' MANHOLE CLEANOUT.
 - (22) SEE PLAN & PROFILE DRAWINGS FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
 - (24) LIMIT OF CONSTRUCTION LINE.

SEE DWG. DR02

SEE DWG. DR02

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



SEE DWG. DR03

SEE DWG. DR03



SCALE
 HORIZONTAL: 1" = 30'
 0 7.5 15 30 45

**APARTMENT VENTURE I
 DRAINAGE PLAN**

NOTICE
 BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.BEENGINEERING.COM
 607 SOUTH STATE STREET, SUITE 300
 801.743.1800 TEL. 801.743.0900 FAX.



SOUTH JORDAN CITY
 BRENT ALLEN MORGAN
 CITY ENGINEER
 DATE: 8/14/08

DRAWING NUMBER
DR01
 SHEET NUMBER
C-14
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

DATE: 8/14/08 TIME: 1:50:00 DIAL DRAWING NAME: 15000.DWG
 USER: BSAJ SERVICE: NONE PLOTTING VIEW: 0
 PLOT: 0

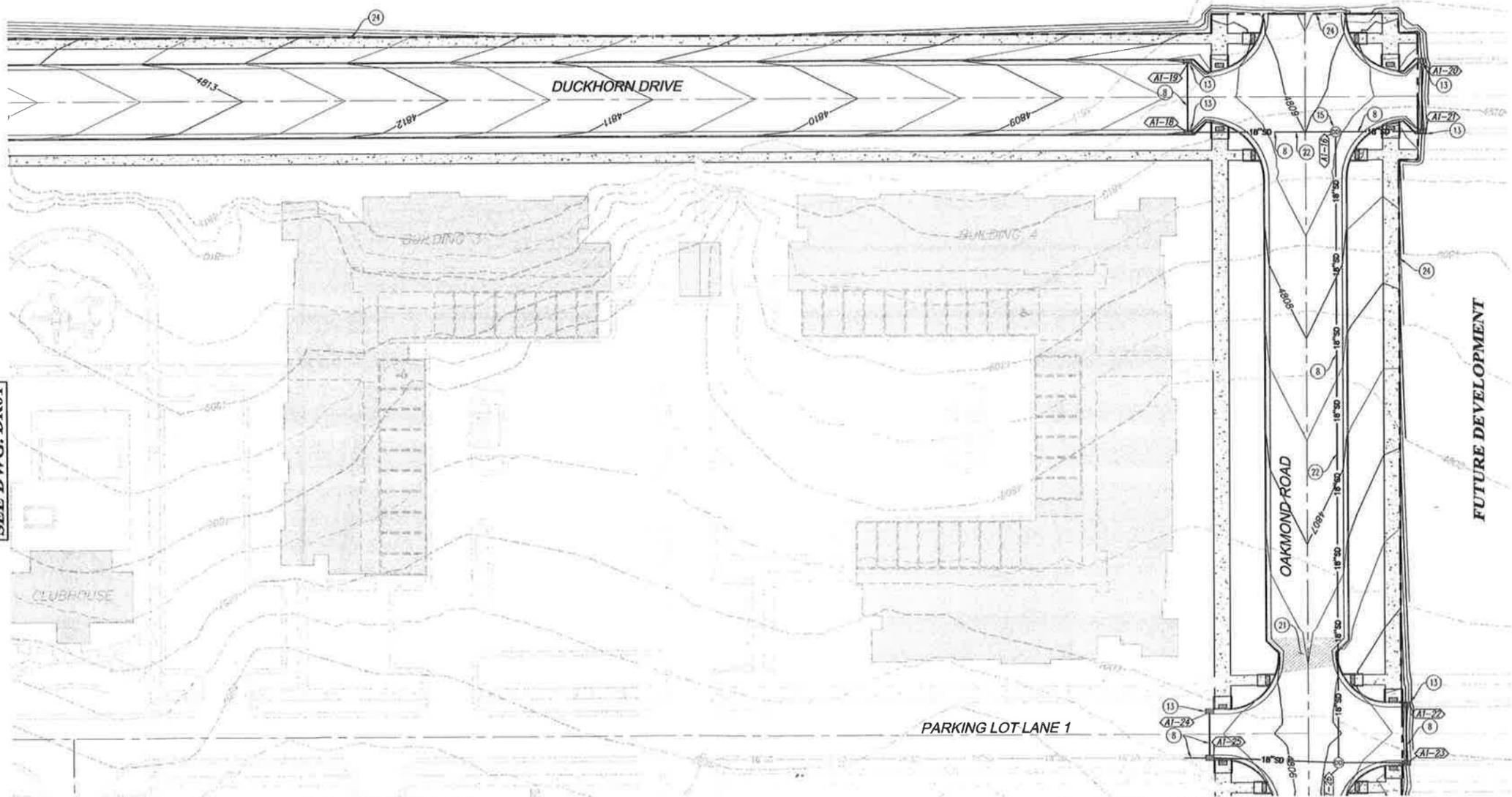
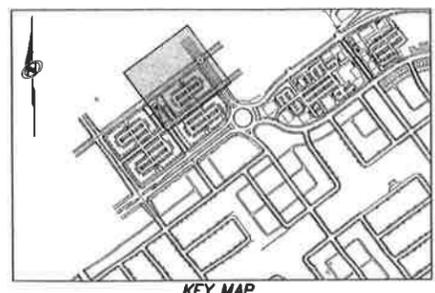
SEE DWG. DR01

SEE DWG. DR01

SEE DWG. DR04

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



GENERAL NOTES:
 EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
 LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
 ALL FACILITIES W/DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND SIZES.
 REFER TO STORM DRAIN LETTER AND EXHIBIT SUBMITTED TO SOUTH JORDAN CITY, DATED MAY 27, 2008.
 STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.
 ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 (1) 18" RCP CLIII STORM DRAIN LINE, INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL FF/DT04, LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.
 (2) CATCH BASIN PER APWA STANDARD PLAN 315.
 (3) 5' MANHOLE CLEANOUT.
 (4) NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS.
 (5) SEE PLAN & PROFILE DRAWINGS FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
 (6) LIMIT OF CONSTRUCTION LINE.

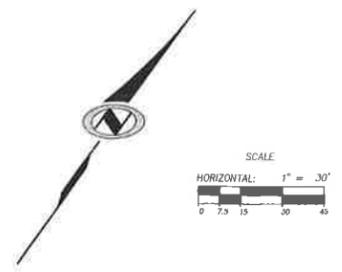
**APARTMENT VENTURE I
 DRAINAGE PLAN**

NOBLE
 BEYOND ENGINEERING
 527 SOUTH STATE STREET, SUITE 300
 MURRAY, UT 84407
 801.743.1800 TEL. 801.743.0390 FAX
 WWW.NOBLE.COM



SOUTH JORDAN CITY
 City Engineer
 DATE

DR02
 SHEET NUMBER
C-15
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1



DATE: 8/14/08 TIME: 1:50:00 DIAL DRAWING NAME: 15000.DWG
 USER: BSAJ SERVICE: NONE PLOTTING VIEW: 0
 PLOT: 0

DATE SUBMITTED: AUG. 08. 2008

PREPARED FOR: KEMECOTT LAND CO.

DATE SUBMITTED: AUG. 08. 2008

DATE SUBMITTED: AUG. 08. 2008

SEE DWG. DR01

SEE DWG. DR01

GENERAL NOTES:

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR MONITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

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ALL FACILITIES W/DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND SIZES.

REFER TO STORM DRAIN LETTER AND EXHIBIT SUBMITTED TO SOUTH JORDAN CITY, DATED MAY 27, 2008.

STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1) RETENTION CHAMBER SYSTEM (CHAMBER 1): INSTALL 2 BARRELS OF 96" NONPERFORATED CMP 487' IN LENGTH PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 4" OF COVER ABOVE TOP OF EACH CHAMBER, FOR ENTIRE CHAMBER SYSTEM. CONTACT CONTECH AT (877) 426-9128 FOR TECHNICAL ASSISTANCE.
- 2) 4" HOPE DR-17 STORM DRAIN LINE. INSTALLATION PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN.
- 3) 18" RCP CLIII STORM DRAIN LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.
- 4) CATCH BASIN PER APWA STANDARD PLAN 315.
- 5) 5' MANHOLE CLEANOUT.
- 6) CONNECT TO EXISTING 4" DRY WELL SYSTEM PER DETAIL GG/D104.
- 7) 4" ACCESS MANHOLE FOR RETENTION CHAMBER SYSTEM. CONTACT CONTECH AT (877) 426-9128 FOR TECHNICAL ASSISTANCE.
- 8) SEE PLAN & PROFILE DRAWINGS FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
- 9) LIMIT OF CONSTRUCTION LINE.
- 10) 18" N-12 ADS STORM DRAIN LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.

SEE DWG. DR04

SEE DWG. DR04



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PARKING LOT LANE 1

PARKING LOT LANE 2

BUILDING 8

BUILDING 7

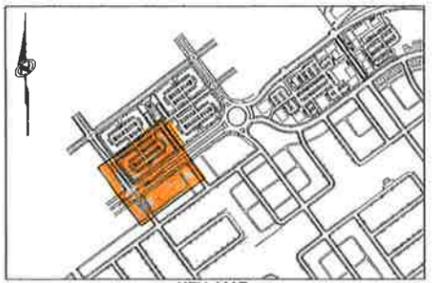
DAYBREAK VIEW PARKWAY

LAKE FALLS ROAD

LAKE RUN ROAD

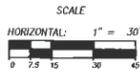
FUTURE DEVELOPMENT

PLAT 4



TOP OF CHAMBER = 4798.83
 BOTTOM OF CHAMBER = 4790.88

TOTAL DRAINAGE AREA = 13.41 A.C.
 TOTAL 10 YEAR REQ'D = 43,560 CF
 TOTAL 100 YEAR REQ'D = 80,151 CF
 TOTAL CHAMBER STORAGE = 80,223 CF



APARTMENT VENTURE I DRAINAGE PLAN

NOBLE BEYOND ENGINEERING MURRAY, UT 84007 WWW.NOBLE.COM



SOUTH JORDAN CITY Brad Hansen CITY ENGINEER DATE

DRAWING NUMBER DR03 SHEET NUMBER C-16 OF 42 SHEETS JOB NUMBER SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

The engineer preparing these plans will not be responsible for, or liable for, unanticipated changes to or use of these plans and must be approved by the preparer of these plans.

SEE DWG. DR02

SEE DWG. DR02

PARKING LOT LANE 1

OAKMOND ROAD

FUTURE DEVELOPMENT

BUILDING 5A

BUILDING 5B

BUILDING 6

DAYBREAK VIEW PARKWAY

PLAT 4

FUTURE DEVELOPMENT

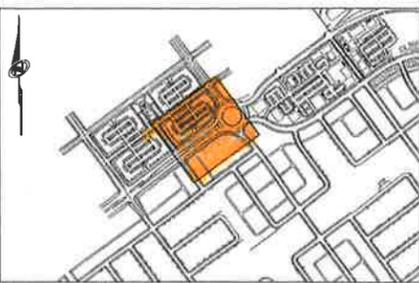
PARKING LOT LANE 2

LAKE FALLS ROAD

OAKMOND ROAD

TOTAL DRAINAGE AREA = 13.41 A.C.
 TOTAL 10 YEAR RFD¹ = 43,560 CF
 TOTAL 100 YEAR RFD² = 80,151 CF
 TOTAL CHAMBER STORAGE = 80,223 CF

TOP OF CHAMBER = 4798.88
 BOTTOM OF CHAMBER = 4780.88



KEY MAP

GENERAL NOTES:

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN IN THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

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REFER TO STORM DRAIN LETTER AND EXHIBIT SUBMITTED TO SOUTH JORDAN CITY, DATED MAY 27, 2008.

STORM DRAIN SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

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CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① RETENTION CHAMBER SYSTEM (CHAMBER 2): INSTALL 1 BARREL OF 96" NONPERFORATED CMP 310' IN LENGTH PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 4' OF COVER ABOVE TOP OF EACH CHAMBER, FOR ENTIRE CHAMBER SYSTEM. CONTACT CONTECH AT (877) 426-9128 FOR TECHNICAL ASSISTANCE.
- ② 4" HDPE DR-17 STORM DRAIN LINE. INSTALLATION PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN.
- ③ 18" RCP CLJI STORM DRAIN LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.
- ④ CATCH BASIN PER APWA STANDARD PLAN 315.
- ⑤ 5' MANHOLE CLEANOUT.
- ⑥ CONNECT TO EXISTING 4" DRY WELL SYSTEM PER DETAIL GG/D104.
- ⑦ 4" ACCESS MANHOLE FOR RETENTION CHAMBER SYSTEM. CONTACT CONTECH AT (877) 426-9128 FOR TECHNICAL ASSISTANCE.
- ⑧ SEE PLAN & PROFILE DRAWINGS FOR ADDITIONAL STORM DRAIN DESIGN INFORMATION.
- ⑨ LIMIT OF CONSTRUCTION LINE.
- ⑩ RETENTION CHAMBER SYSTEM (CHAMBER 3): INSTALL 1 BARREL OF 96" NONPERFORATED CMP 350' IN LENGTH PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 4' OF COVER ABOVE TOP OF EACH CHAMBER, FOR ENTIRE CHAMBER SYSTEM. CONTACT CONTECH AT (877) 426-9128 FOR TECHNICAL ASSISTANCE.
- ⑪ 18" H-12 ADS STORM DRAIN LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL FF/D104. LENGTH AND SLOPE PER PLAN OR PLAN & PROFILE.



SCALE
 HORIZONTAL: 1" = 30'
 0 7.5 15 30 45



APARTMENT VENTURE I
 DRAINAGE PLAN

NOTICE
 BEYOND ENGINEERING
 MURRAY, UT 84107
 WWW.NOTE.COM



SOUTH JORDAN CITY
 Brad Hamer 9/14/09
 CITY ENGINEER DATE

DRAWING NUMBER
DR04
 SHEET NUMBER
C-17
 OF 42 SHEETS
 JOB NUMBER
8LB0153A1

The engineer preparing these plans will not be responsible for any errors or omissions in these plans. All changes to these plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

DATE: 11/10/10
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 PROJECT: APARTMENT VENTURE I
 SHEET: UT02

SEE DWG. UT01

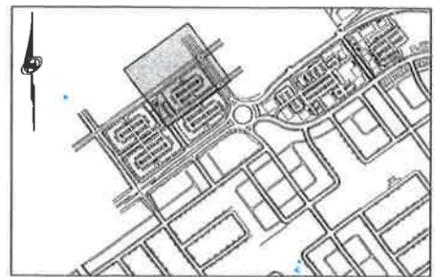
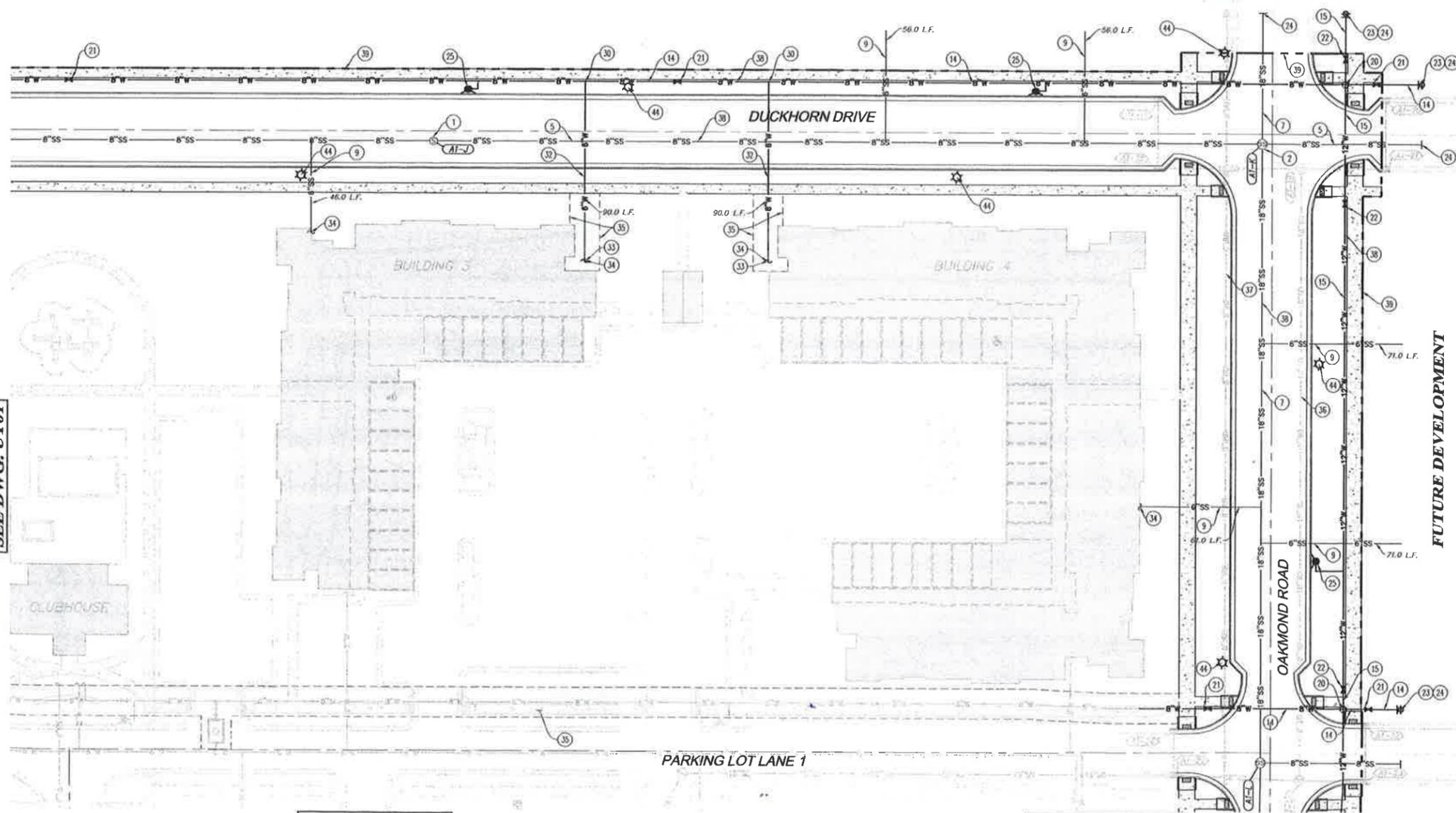
SEE DWG. UT01

SEE DWG. UT04

SEE DWG. UT04

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



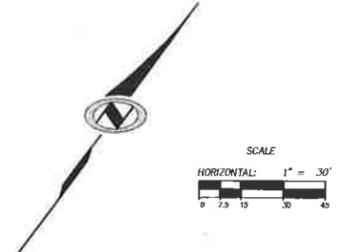
KEY MAP

GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH VALLEY SEWER DISTRICT STANDARDS & SPECIFICATIONS.
 ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDINGS WITH QUESTAR. A PVC CONDUIT, PLYWOOD BACKBOARD AND GROUND WIRE ARE REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATIONS WITH QUESTAR.
 CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDINGS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
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ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 DEFLECT WATER LINE TO AVOID CONFLICT WITH STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE). DEFLECT IRRIGATION LINE TO AVOID CONFLICT WITH WATER LINE OR STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE).
 SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1) 4" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - 2) 5" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - 3) 8" SDR-35 PVC SANITARY SEWER LINE. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 4) 18" SDR-35 PVC SANITARY SEWER LINE. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 5) 6" SDR-35 PVC SANITARY SEWER LATERAL. MINIMUM 2% SLOPE, INCLUDING CLEANOUTS AT 100-FOOT MAXIMUM SPACING. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN.
 - 6) 8" C-900 PVC WATER LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/DT04. SEE PLAN & PROFILE FOR LENGTH.
 - 7) 12" C-900 PVC WATER LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/DT04. SEE PLAN & PROFILE FOR LENGTH.
 - 8) 12" GROSS WITH 12"x8" REDUCERS (AS NEEDED) WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 9) 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 10) 12" BUTTERFLY VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 11) TEMPORARY BLOWOFF VALVE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 12) STUB AND MARK UTILITY FOR FUTURE CONNECTION.
 - 13) FIRE HYDRANT ASSEMBLY COMPLETE PER DETAIL AA/DT04.
 - 14) CONNECT 6" DUCTILE IRON CL-50 FIRE SERVICE LINE TO NEW 8" WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 15) 6" DUCTILE IRON CL-50 FIRE SERVICE LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/DT04. LENGTH PER PLAN. (PIV'S OR WVS WILL BE INSTALLED ON ALL FIRE LINES. COORDINATE WITH MECHANICAL PLANS.)
 - 16) TEMPORARY 6" GATE VALVE WITH BLOWOFF VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 17) SEE MECHANICAL PLANS FOR CONTINUATION.
 - 18) 15" WATER LINE EASEMENT (HATCHED AREA SHOWN ON PLANS).
 - 19) SEE DRAWINGS GR01 THROUGH GR04 FOR STORM DRAIN DESIGN INFORMATION.
 - 20) SEE DRAWINGS IR01 THROUGH IR04 FOR IRRIGATION DESIGN INFORMATION.
 - 21) SEE PLAN & PROFILE DRAWINGS FOR SEWER AND WATER LINE DESIGN INFORMATION.
 - 22) LIMIT OF CONSTRUCTION LINE.
 - 23) STREET LIGHTS PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. (INTERIOR SITE SEE ELECTRICAL PLANS FOR STREET LIGHT LAYOUT, INSTALLATION AND DESIGN INFORMATION.)



SOUTH JORDAN CITY
 City Engineer
 Brad Klavans
 DATE: 11/10/10
 DRAWING NUMBER: UT02
 SHEET NUMBER: C-19
 OF 42 SHEETS
 JOB NUMBER: SLB0163A1

NOBLE
 BEYOND ENGINEERING
 6207 SOUTH STATE STREET, SUITE 300
 MURRAY, UT 84007
 801.743.1900 TEL. 801.743.0900 FAX.
 WWW.NOBLE.COM

APARTMENT VENTURE I
SANITARY SEWER & CULINARY WATER PLAN

PREPARED FOR: KENNECOTT LAND CO.

DATE SUBMITTED: AUG. 08, 2008

NO. 11/10/10

SEE DWG. UT01

SEE DWG. UT01

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PARKING LOT LANE 1

PARKING LOT LANE 2

SEE DWG. UT04

SEE DWG. UT04

GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH VALLEY SEWER DISTRICT STANDARDS & SPECIFICATIONS.
 ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDINGS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD AND GROUND WIRE ARE REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATIONS WITH QWEST.
 CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDINGS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
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 SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1) 4" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - 2) 5" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - 3) REMOVE EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO COORDINATE DISPOSAL OR RELOCATION FOR FUTURE USE WITH KENNECOTT LAND. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER MAIN.
 - 4) 8" SDR-35 PVC SANITARY SEWER LINE. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 5) 15" SDR-35 PVC SANITARY SEWER LINE. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 6) 6" SDR-35 PVC SANITARY SEWER LATERAL. MINIMUM 2% SLOPE, INCLUDING CLEANOUTS AT 100-FOOT MAXIMUM SPACING. INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN.
 - 7) 20' SANITARY SEWER EASEMENT (HATCHED AREA SHOWN ON PLANS).
 - 8) CONNECT 8" PVC C-900 WATER SERVICE LINE TO EXISTING 8" WATER MAIN, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 9) 8" C-900 PVC WATER LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/D104. SEE PLAN & PROFILE FOR LENGTH.
 - 10) 8" TEE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 11) 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 12) TEMPORARY BLOWOFF VALVE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 13) STUB AND MARK UTILITY FOR FUTURE CONNECTION.
 - 14) FIRE HYDRANT ASSEMBLY COMPLETE PER DETAIL AA/D104.
 - 15) CONNECT 6" DUCTILE IRON CL-50 FIRE SERVICE LINE TO NEW 8" WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 16) 6" DUCTILE IRON CL-50 FIRE SERVICE LINE. INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/D104. LENGTH PER PLAN. (PIV'S OR WVS WILL BE INSTALLED ON ALL FIRE LINES. COORDINATE WITH MECHANICAL PLANS.)
 - 17) TEMPORARY 6" GATE VALVE WITH BLOWOFF VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 18) SEE MECHANICAL PLANS FOR CONTINUATION.
 - 19) 15' WATER LINE EASEMENT (HATCHED AREA SHOWN ON PLANS).
 - 20) SEE DRAWINGS CR01 THROUGH CR04 FOR STORM DRAIN DESIGN INFORMATION.
 - 21) SEE DRAWINGS IR01 THROUGH IR04 FOR IRRIGATION DESIGN INFORMATION.
 - 22) SEE PLAN & PROFILE DRAWINGS FOR SEWER AND WATER LINE DESIGN INFORMATION.
 - 23) LIMIT OF CONSTRUCTION LINE.
 - 24) CHECK EXISTING VALVE. IF HYDROSTATIC PRESSURE TEST DOES NOT PASS, REPLACE VALVE.
 - 25) STREET LIGHTS PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. (INTERIOR SITE SEE ELECTRICAL PLANS FOR STREET LIGHT LAYOUT, INSTALLATION AND DESIGN INFORMATION.)

**APARTMENT VENTURE I
 SANITARY SEWER & CULINARY WATER PLAN**

NOTE

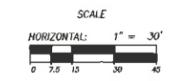
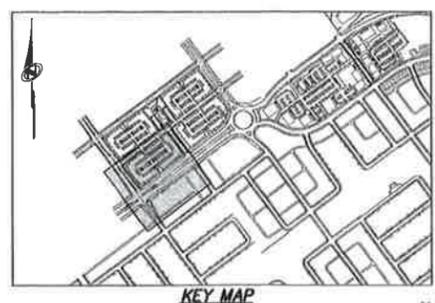


SOUTH JORDAN CITY
 Brad Davanzo
 CITY ENGINEER

DRAWING NUMBER:
UT03
 SHEET NUMBER:
C-20
 OF 42 SHEETS
 JOB NUMBER:
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.

BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.BEYONDE.COM



The engineer preparing these plans shall not be responsible for or liable for unauthorized changes to or uses of these plans. All changes to these plans must be in writing and must be approved by the engineer of these plans.

SEE DWG. UT02

SEE DWG. UT02

PARKING LOT LANE 1

BUILDING 5A

OAKMOND ROAD

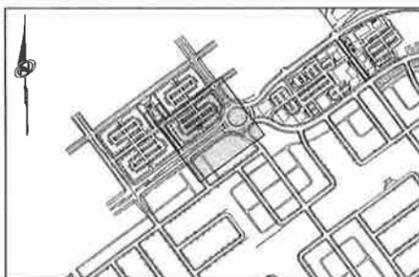
BUILDING 6

BUILDING 5B

DAYBREAK VIEW PARKWAY

PLAT 4

FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

- GENERAL NOTES:**
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH VALLEY SEWER DISTRICT STANDARDS & SPECIFICATIONS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDINGS WITH QUESTAR GAS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDINGS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- DEFLECT WATER LINE TO AVOID CONFLICT WITH STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE). DEFLECT IRRIGATION LINE TO AVOID CONFLICT WITH WATER LINE OR STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE).
- SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.
- SCOPE OF WORKS:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 4" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - 5" SANITARY SEWER MANHOLE PER SVSD STANDARDS AND SPECIFICATIONS.
 - CONNECT TO EXISTING MANHOLE.
 - 8" SDR-35 PVC SANITARY SEWER LINE, INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 18" SDR-35 PVC SANITARY SEWER LINE, INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. SEE PLAN & PROFILE FOR LENGTH AND SLOPE.
 - 8" SDR-35 PVC SANITARY SEWER LATERAL, MINIMUM 2% SLOPE, INCLUDING CLEANOUTS AT 100-FOOT MAXIMUM SPACING, INSTALLATION AND TRENCHING PER SVSD STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN.
 - CONNECT 8" PVC C-900 WATER SERVICE LINE TO EXISTING 8" WATER MAIN, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - CONNECT 12" PVC C-900 WATER SERVICE LINE TO EXISTING 12" WATER MAIN, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - CONNECT 12" PVC C-900 WATER SERVICE LINE TO EXISTING 12" WATER MAIN WITH 12"x8" REDUCER, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 8" C-900 PVC WATER LINE, INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/D104. SEE PLAN & PROFILE FOR LENGTH.
 - 12" C-900 PVC WATER LINE, INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/D104. SEE PLAN & PROFILE FOR LENGTH.
 - 8" 90° BEND WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 8" TEE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - STUB AND MARK UTILITY FOR FUTURE CONNECTION.
 - FIRE HYDRANT ASSEMBLY COMPLETE PER DETAIL AA/D104.
 - CONNECT 6" DUCTILE IRON CL-50 FIRE SERVICE LINE TO NEW 8" WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - CONNECT 6" DUCTILE IRON CL-50 FIRE SERVICE LINE TO NEW 12" WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - 6" DUCTILE IRON CL-50 FIRE SERVICE LINE, INSTALLATION PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. TRENCHING PER DETAIL DD/D104. LENGTH PER PLAN. (PIV or WY's WILL BE INSTALLED ON ALL FIRE LINES. COORDINATE WITH MECHANICAL PLANS.)
 - TEMPORARY 6" GATE VALVE WITH BLOWOFF VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - SEE MECHANICAL PLANS FOR CONTINUATION.
 - 15' WATER LINE EASEMENT (HATCHED AREA SHOWN ON PLANS).
 - SEE DRAWINGS GR01 THROUGH GR04 FOR STORM DRAIN DESIGN INFORMATION.
 - SEE DRAWINGS IR01 THROUGH IR04 FOR IRRIGATION DESIGN INFORMATION.
 - SEE PLAN & PROFILE DRAWINGS FOR SEWER AND WATER LINE DESIGN INFORMATION.
 - LIMIT OF CONSTRUCTION LINE.
 - CHECK EXISTING VALVE. IF HYDROSTATIC PRESSURE TEST DOES NOT PASS, REPLACE VALVE.
 - STREET LIGHTS PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS. (INTERIOR SITE SEE ELECTRICAL PLANS FOR STREET LIGHT LAYOUT, INSTALLATION AND DESIGN INFORMATION.)

**APARTMENT VENTURE I
SANITARY SEWER & CULINARY WATER PLAN**

NOTICE
BEYOND ENGINEERING
627 SOUTH STATE STREET, SUITE 300
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SOUTH JORDAN CITY
Brent Allen Morgan
CITY ENGINEER
DRAWING NUMBER
UT04
SHEET NUMBER
C-21
OF 42 SHEETS
JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

MURRAY, UT 84017
WWW.NOLTE.COM

627 SOUTH STATE STREET, SUITE 300
8017431800 TEL 8017431800 FAX



SCALE
HORIZONTAL: 1" = 30'
0 10 20 30 40

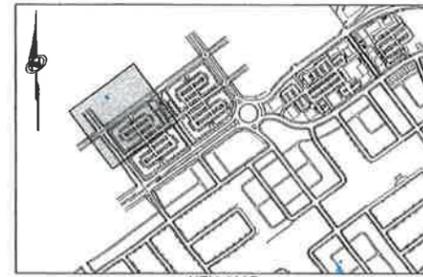
SEE DWG. UT03

SEE DWG. UT03

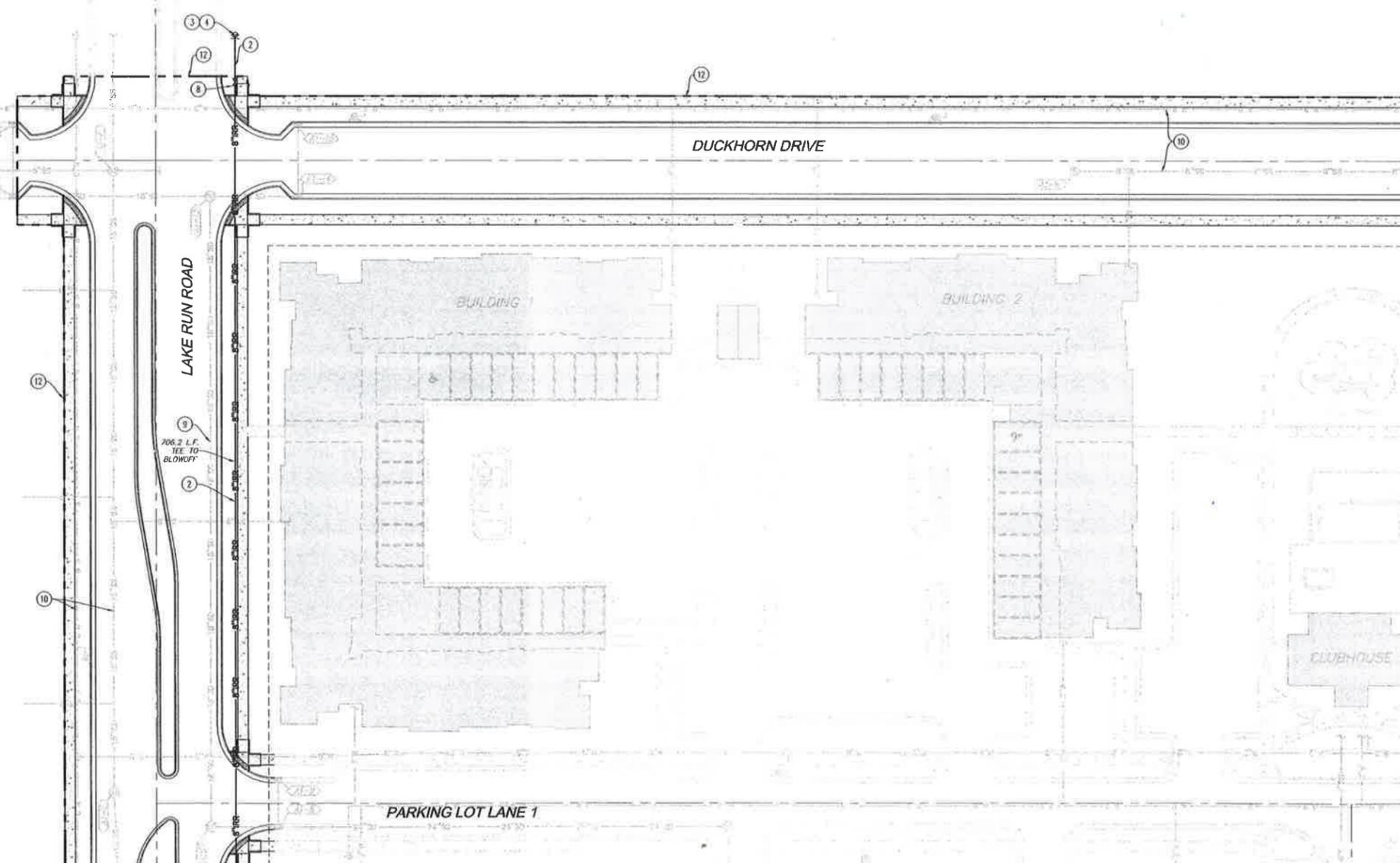
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.
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FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



KEY MAP



706.2 L.F. SEE TO BLOWOFF

SEE DWG. IR03

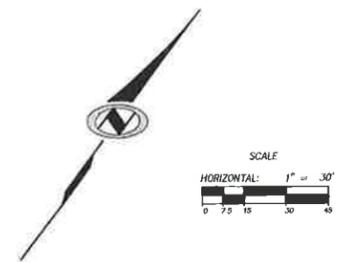
SEE DWG. IR03

SEE DWG. IR02

SEE DWG. IR02

GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 ALL NEW SECONDARY WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDINGS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD AND GROUND WIRE ARE REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATIONS WITH QWEST.
 CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDINGS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
 EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
 ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 DEFLECT WATER LINE TO AVOID CONFLICT WITH STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE). DEFLECT IRRIGATION LINE TO AVOID CONFLICT WITH WATER LINE OR STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE).
 IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.
 SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ② 8" HDPE DR-18 IRRIGATION LINE. TRENCHING PER DETAILS HH/D104 AND II/D104. LENGTH PER PLAN.
 - ① TEMPORARY BLOWOFF VALVE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
 - ① STUB AND MARK UTILITY FOR FUTURE CONNECTION.
 - ① 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - ② SEE DRAWINGS GR01 THROUGH GR04 FOR STORM DRAIN DESIGN INFORMATION.
 - ② SEE DRAWINGS UT01 THROUGH UT04 FOR SANITARY SEWER AND CULINARY WATER DESIGN INFORMATION.
 - ② LIMIT OF CONSTRUCTION LINE.



APARTMENT VENTURE I
IRRIGATION & CONDUIT PLAN

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WWW.NOBLE.COM



SOUTH JORDAN CITY
Brent Allen Morgan
CITY ENGINEER

DRAWING NUMBER
IR01
SHEET NUMBER
C-22
OF 42 SHEETS
JOB NUMBER
SLB0153A1

CAUTION
The engineer preparing these plans is not to be responsible for the construction of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: AUG. 08, 2008
PREPARED FOR: KENNECOTT LAND CO.

SEE DWG. IR01

SEE DWG. IR01

GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 ALL NEW SECONDARY WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING AGENCIES AND SOUTH JORDAN CITY STANDARDS & SPECIFICATIONS.
 CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDINGS WITH OWNER. A PVC CONDUIT, PLYWOOD BACKBOARD AND GROUND WIRE ARE REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATIONS WITH OWNER.
 CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDINGS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
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 DEFLECT WATER LINE TO AVOID CONFLICT WITH STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE). DEFLECT IRRIGATION LINE TO AVOID CONFLICT WITH WATER LINE OR STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE).
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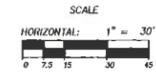
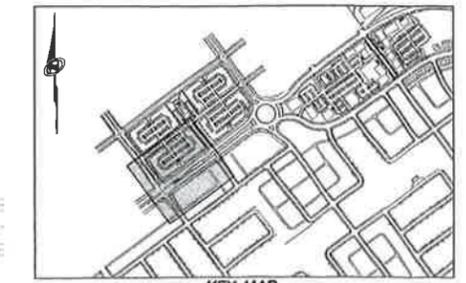
SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 1 8" HDPE DR-16 IRRIGATION LINE. TRENCHING PER DETAILS HH/DT04 AND II/DT04. LENGTH PER PLAN.
 2 TEMPORARY BLOWOFF VALVE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
 3 STUB AND MARK UTILITY FOR FUTURE CONNECTION.
 4 CONNECT 2" HDPE DR-17 IRRIGATION LINE TO NEW 8" IRRIGATION LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 5 2" HDPE DR-17 IRRIGATION LINE. TRENCHING PER DETAILS HH/DT04 AND II/DT04. LENGTH PER PLAN.
 6 8" TEE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 7 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 8 SEE DRAWINGS G001 THROUGH G004 FOR STORM DRAIN DESIGN INFORMATION.
 9 SEE DRAWINGS U001 THROUGH U004 FOR SANITARY SEWER AND CULINARY WATER DESIGN INFORMATION.
 10 SEE LANDSCAPE PLANS FOR CONTINUATION OF IRRIGATION LINE.
 11 LIMIT OF CONSTRUCTION LINE.
 12 8" TEE WITH 8"x4" REDUCERS (AS NEEDED) WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 13 4" HDPE DR-17 IRRIGATION DRAIN LINE. CONNECT TO CHAMBER SYSTEM. TRENCHING PER DETAILS HH/DT04 AND II/DT04. LENGTH PER PLAN.
 14 2" WATER SERVICE METER SET PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (WATER METERS TO BE PLACED IN LANDSCAPING AT A MIN. OF 2' FROM HARDSCAPE).
 15 1" HDPE DR-17 IRRIGATION LINE. TRENCHING PER DETAILS HH/DT04 AND II/DT04. LENGTH PER PLAN.
 16 CONNECT 1" HDPE DR-17 IRRIGATION LINE TO NEW 8" IRRIGATION LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.

SEE DWG. IR04

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



APARTMENT VENTURE I
IRRIGATION & CONDUIT PLAN

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SOUTH JORDAN CITY
 BRENT ALLEN MORGAN
 8/1/08
 CITY ENGINEER

IR03
 SHEET NUMBER
C-24
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

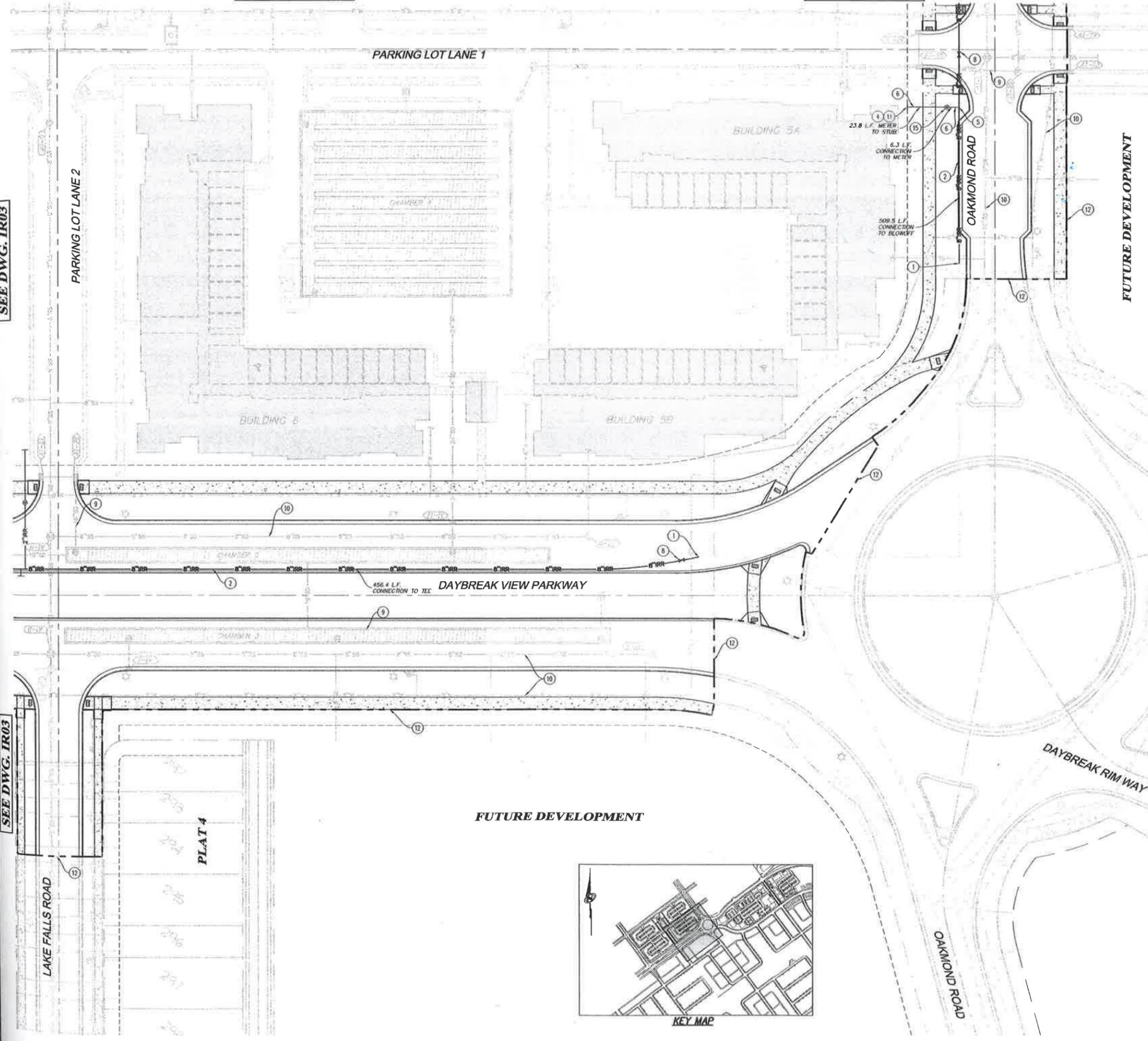
CAUTION
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SEE DWG. IR02

SEE DWG. IR02

SEE DWG. IR03

SEE DWG. IR03



GENERAL NOTES:
 CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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DEFLECT WATER LINE TO AVOID CONFLICT WITH STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE). DEFLECT IRRIGATION LINE TO AVOID CONFLICT WITH WATER LINE OR STORM DRAIN LINE PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (MAINTAIN MINIMUM 18" CLEARANCE).

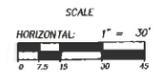
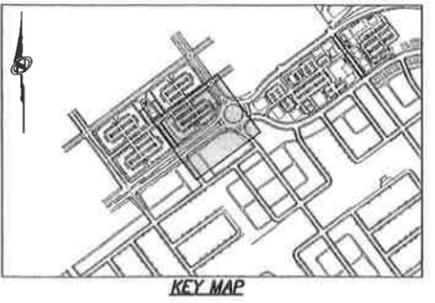
IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.
 SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 CONNECT 8" HDPE DR-18 IRRIGATION LINE TO EXISTING 8" IRRIGATION LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- 2 8" HDPE DR-18 IRRIGATION LINE. TRENCHING PER DETAILS H1/D104 AND I1/D104. LENGTH PER PLAN.
- 3 TEMPORARY BLOWOFF VALVE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- 4 STUB AND MARK UTILITY FOR FUTURE CONNECTION.
- 5 CONNECT 2" HDPE DR-17 IRRIGATION LINE TO NEW 8" IRRIGATION LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING, PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- 6 2" HDPE DR-17 IRRIGATION LINE. TRENCHING PER DETAILS H1/D104 AND I1/D104. LENGTH PER PLAN.
- 7 8" TEE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- 8 8" GATE VALVE WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- 9 SEE DRAWINGS GR01 THROUGH GR04 FOR STORM DRAIN DESIGN INFORMATION.
- 10 SEE DRAWINGS UT01 THROUGH UT04 FOR SANITARY SEWER AND CULINARY WATER DESIGN INFORMATION.
- 11 SEE LANDSCAPE PLANS FOR CONTINUATION OF IRRIGATION LINE.
- 12 LIMIT OF CONSTRUCTION LINE.
- 13 8" TEE WITH 8"x4" REDUCERS (AS NEEDED) WITH THRUST BLOCKING PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- 14 4" HDPE DR-17 IRRIGATION DRAIN LINE. CONNECT TO CHAMBER SYSTEM. TRENCHING PER DETAILS H1/D104 AND I1/D104. LENGTH PER PLAN.
- 15 2" WATER SERVICE METER SET PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS (WATER METERS TO BE PLACED IN LANDSCAPING AT A MIN. OF 2' FROM HARDSCAPE).

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



DATE	
BY	
CHECKED	
DESIGNED	
DRAWN	
SCALE	
SHEET NO.	
TOTAL SHEETS	

**APARTMENT VENTURE I
 IRRIGATION & CONDUIT PLAN**

NOBLE
 BEYOND ENGINEERING



SOUTH JORDAN CITY
 CITY ENGINEER
 [Signature]

DRAWING NUMBER
IR04
 SHEET NUMBER
C-25
 OF 42 SHEETS
 JOB NUMBER
 SLB0163A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

MURRAY, UT 84107
 WWW.NBLE.COM
 801.748.1900 TEL. 801.748.0900 FAX

SEE DWG. EC01

SEE DWG. EC01

GENERAL NOTES:
 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON DT03 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY SOUTH JORDAN CITY.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

MAINTENANCE:
 THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER SOCK SHALL BE ACCOMPLISHED PROMPTLY.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FILTER SOCK, END RUNS, AND UNDERCUTTING BENEATH FILTER SOCK.

FILTER SOCK BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS PER DETAIL S/D103.
- TEMPORARY INTERCEPTOR DITCH PER DETAIL T/D103 AND DITCH CHECKS WITH SPACING PER DETAIL U/D103 (TOTAL LENGTH = 4,082 FEET).
- FILTER SOCK SEDIMENT CONTROL PER DETAIL R/D103 (TOTAL LENGTH = 517 FEET).
- LIMIT OF CONSTRUCTION LINE.

SEE DWG. EC04

SEE DWG. EC04

**APARTMENT VENTURE I
 EROSION CONTROL PLAN**

NOTICE
 BEYOND ENGINEERING
 6207 SOUTH STATE STREET, SUITE 300
 8017431000 TEL. 8017430800 FAX
 WWW.BEENGINEERING.COM



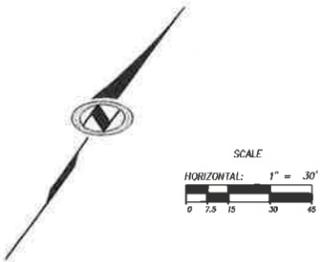
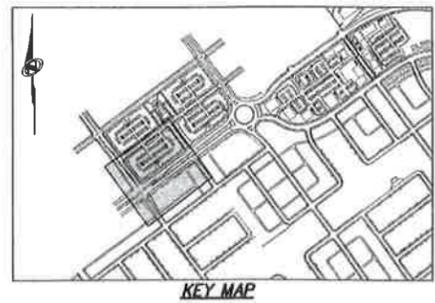
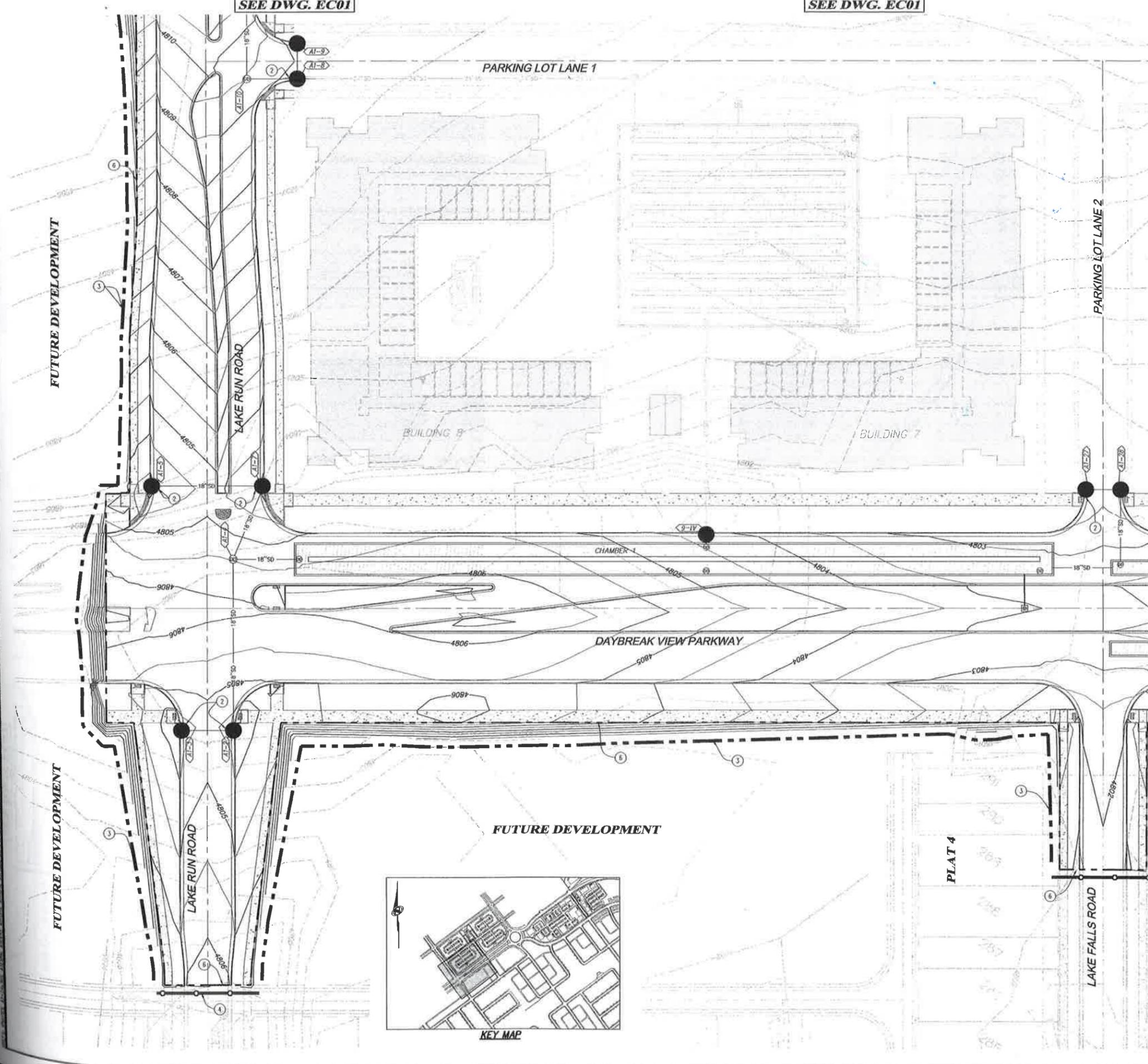
SOUTH JORDAN CITY
 CITY ENGINEER
 Brent Allen Morgan
 DRAWING NUMBER
EC03
 SHEET NUMBER
C-28
 OF 42 SHEETS
 JOB NUMBER
SLB0159A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

CAUTION
 The engineer preparing these plans will not be responsible for or liable for unapproved changes to or use of these plans. All changes to these plans must be in writing and must be approved by the engineer of these plans.

DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PLAT 4

PARKING LOT LANE 1

PARKING LOT LANE 2

LAKE RUN ROAD

LAKE RUN ROAD

DAYBREAK VIEW PARKWAY

LAKE FALLS ROAD

BUILDING 8

BUILDING 7

CHAMBER 1

AL-9

AL-8

6

5

2

9081

4806

18'50"

4805

2

4805

4806

4

4806

4

9-IV

4805

4806

4807

4808

4809

4810

4811

4812

4813

4814

4815

4803

4804

4805

4806

4807

4808

4809

4810

4811

4812

4813

4814

4815

AL-7

AL-6

2

18'50"

18'50"

18'50"

18'50"

18'50"

18'50"

18'50"

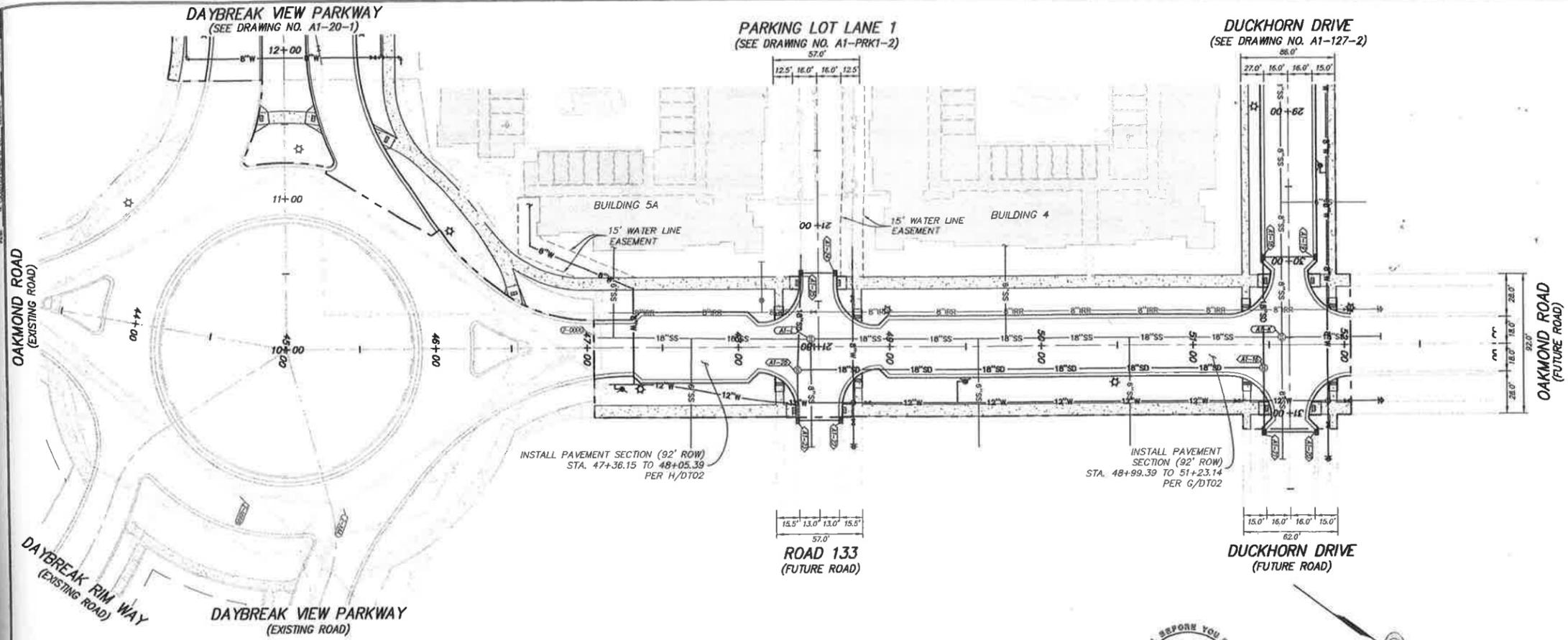
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18'50"

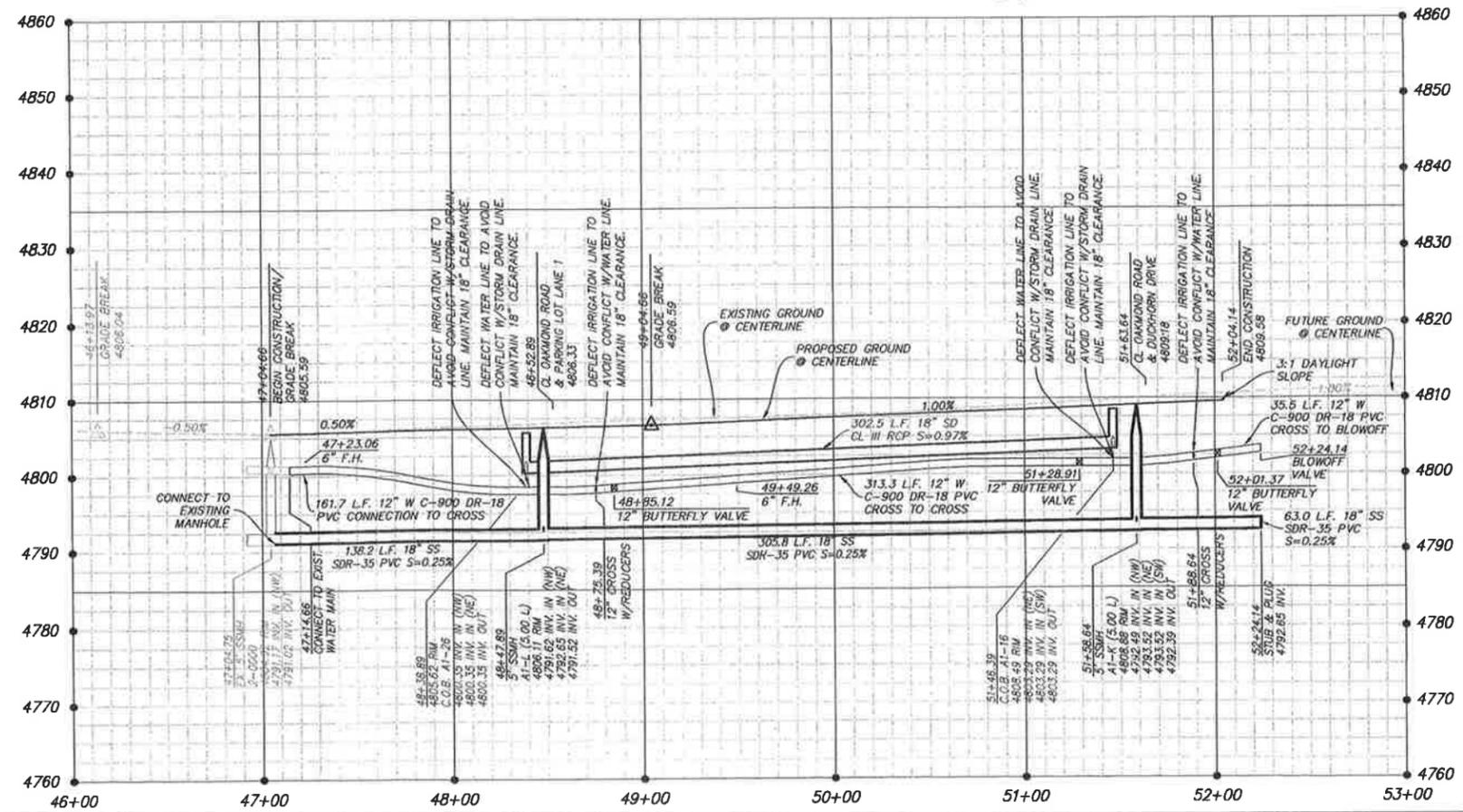
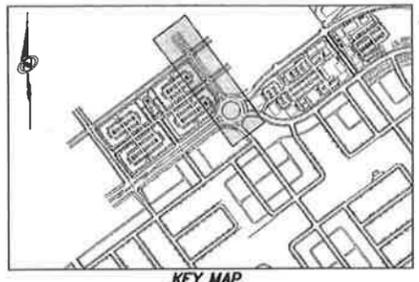
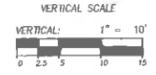
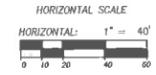
18'50"

18'50"

18'50"



OAKMOND ROAD
STA: 47+04.66 TO 52+04.14



NO.	BY	DATE	REVISION

APARTMENT VENTURE I
PLAN & PROFILE
OAKMOND ROAD

DATE SUBMITTED: AUG. 06, 2008

PREPARED FOR: KENNECOTT LAND CO.

BEYOND ENGINEERING
MURRAY, UT 84107
WWW.BEYONDE.COM

5217 SOUTH STATE STREET, SUITE 300
8017481800 TEL. 8017480900 FAX



SOUTH JORDAN CITY

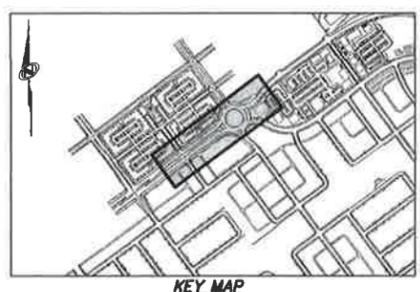
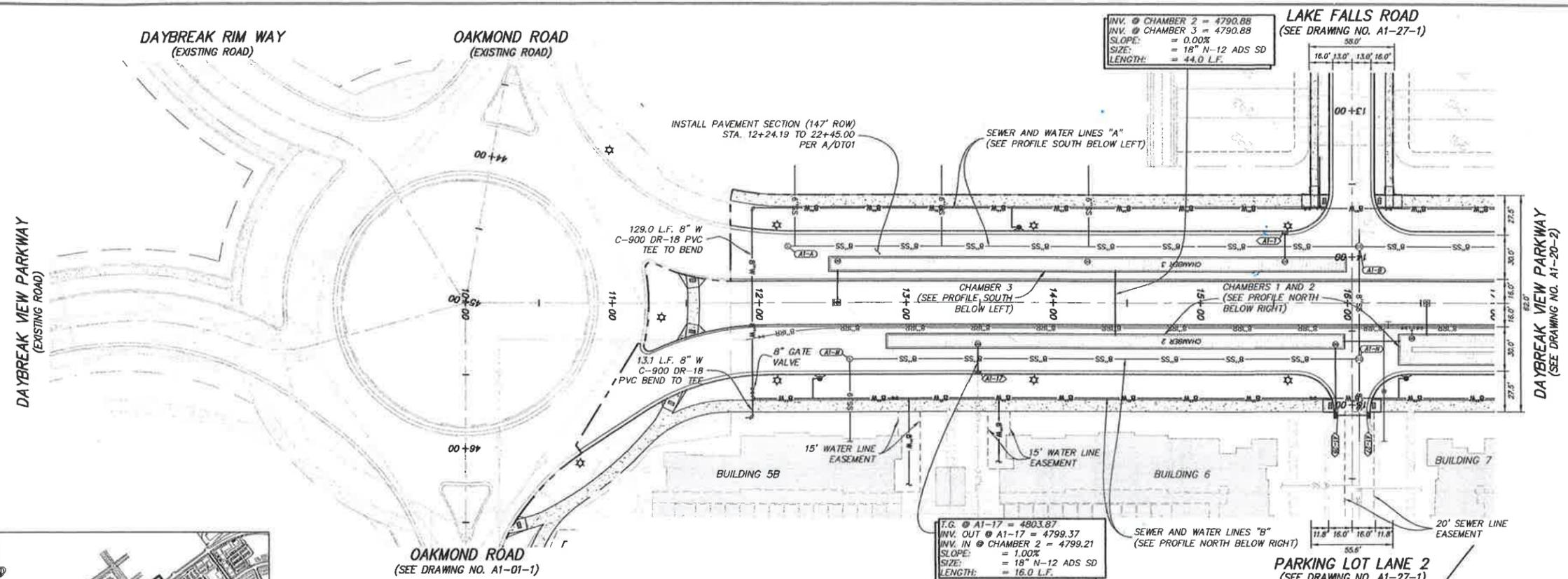
Brent Allen Morgan
CITY ENGINEER

DRAWING NUMBER
A1-01-1

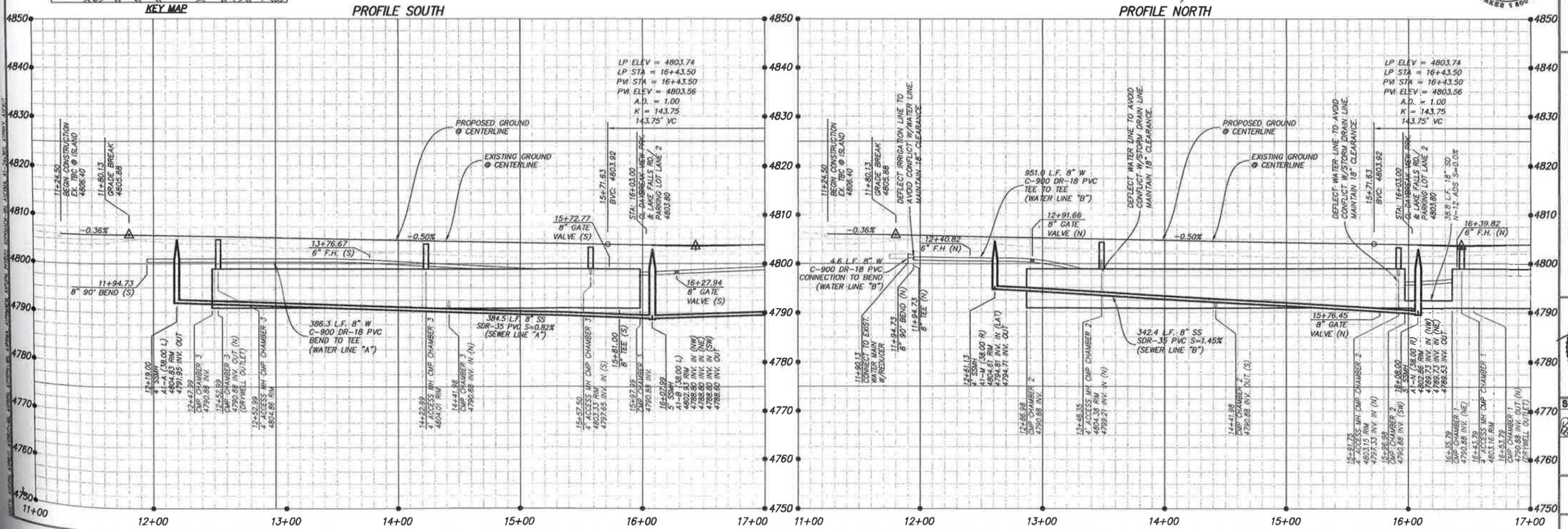
SHEET NUMBER
C-30

OF 42 SHEETS

JOB NUMBER
SLB0153A1



DAYBREAK VIEW PARKWAY
STA: 11+24.50 TO 17+00.00



APARTMENT VENTURE I
PLAN & PROFILE
DAYBREAK VIEW PARKWAY

DATE SUBMITTED: AUG. 08, 2008

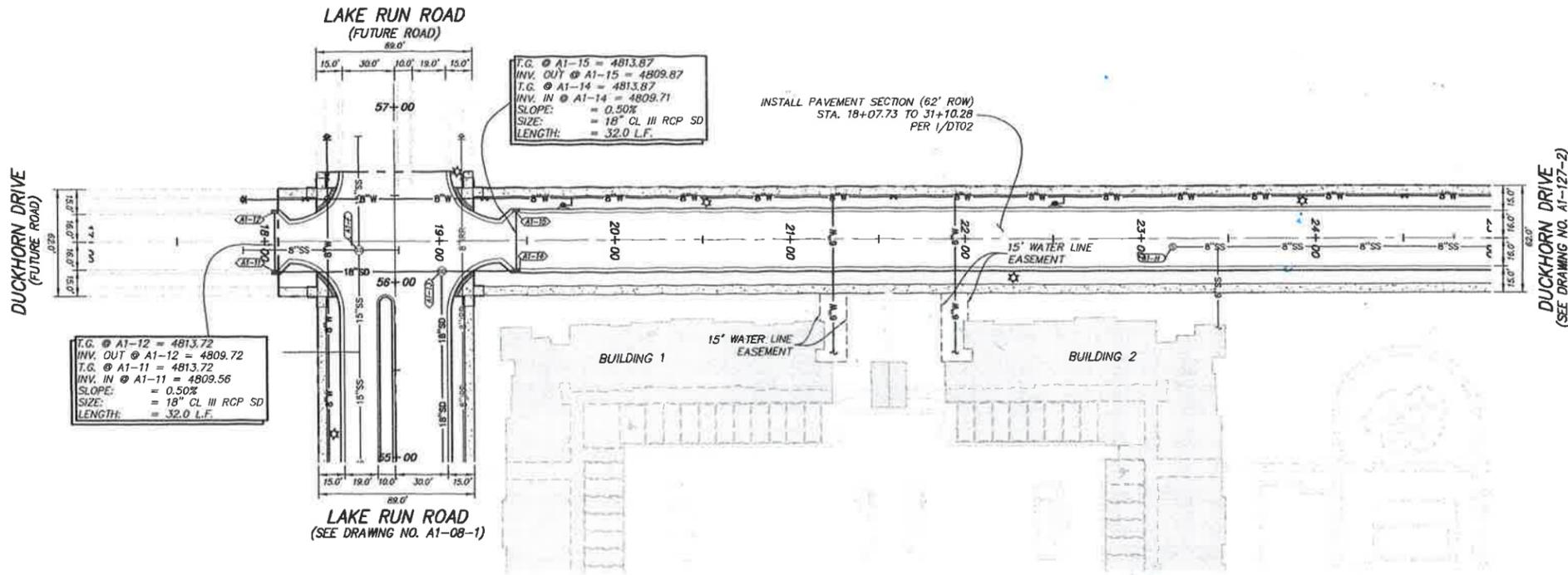
PREPARED FOR: KENNECOTT LAND CO.

NOTICE
BEYOND ENGINEERING
MURRAY, UT 84007
5207 SOUTH STATE STREET, SUITE 300
8017481900 TEL. 8017480900 FAX

PROFESSIONAL ENGINEER
BRENT ALLEN MORGAN
STATE OF UTAH
1/1/08

SOUTH JORDAN CITY
DRAWING NUMBER
A1-20-1
SHEET NUMBER
C-32
OF 42 SHEETS
JOB NUMBER
SLB0159A1

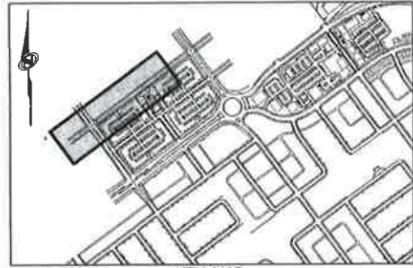
DATE: 08/08/08
 DRAWN BY: J. W. MOORE
 CHECKED BY: J. W. MOORE
 PROJECT: APARTMENT VENTURE I
 SHEET: A1-127-1



T.G. @ A1-12 = 4813.72
 INV. OUT @ A1-12 = 4809.72
 T.G. @ A1-11 = 4813.72
 INV. IN @ A1-11 = 4809.56
 SLOPE = 0.50%
 SIZE = 18" CL III RCP SD
 LENGTH = 32.0 L.F.

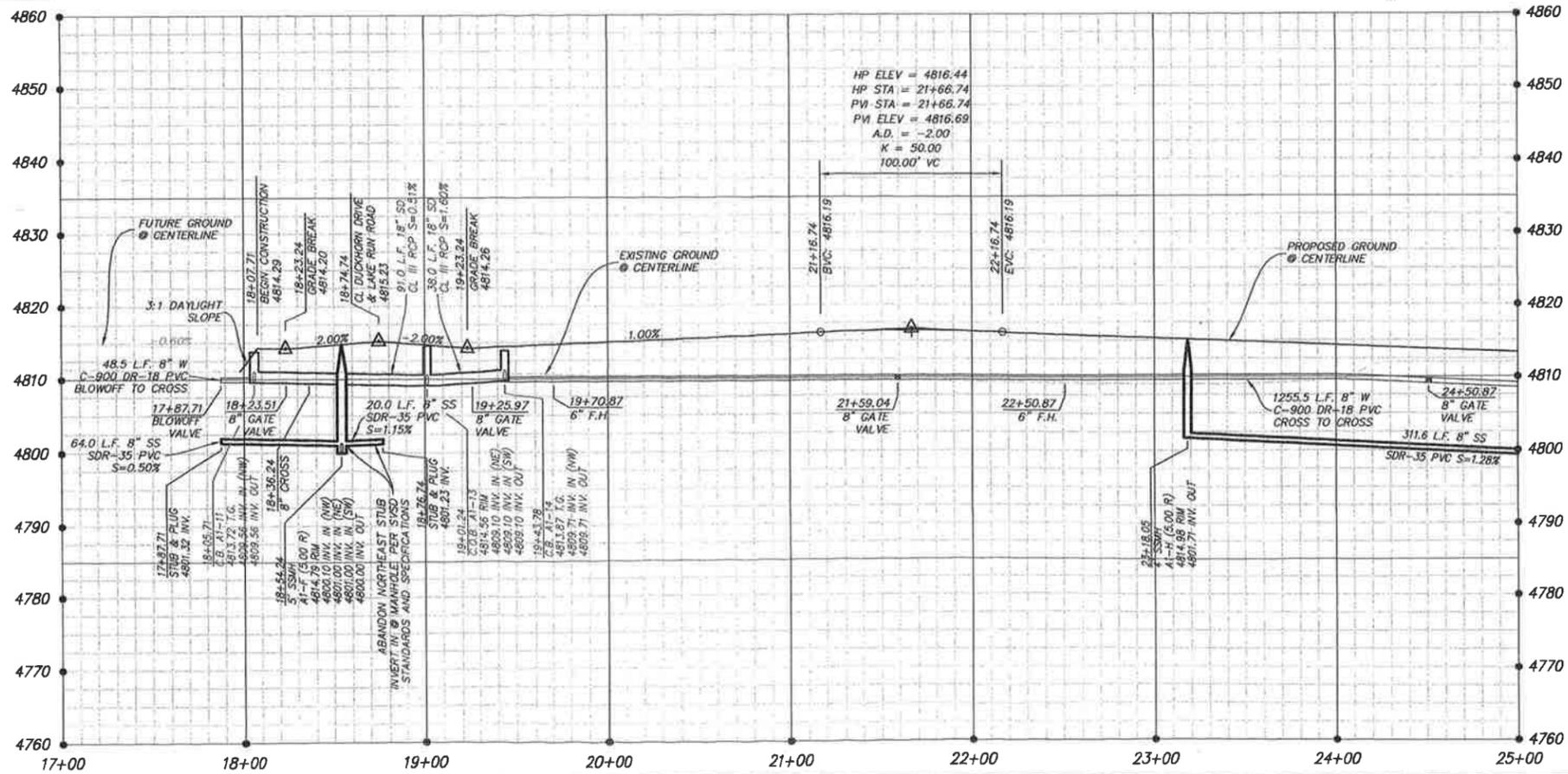
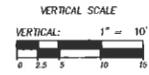
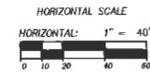
T.G. @ A1-15 = 4813.87
 INV. OUT @ A1-15 = 4809.87
 T.G. @ A1-14 = 4813.87
 INV. IN @ A1-14 = 4809.71
 SLOPE = 0.50%
 SIZE = 18" CL III RCP SD
 LENGTH = 32.0 L.F.

INSTALL PAVEMENT SECTION (62' ROW)
 STA. 18+07.73 TO 31+10.28
 PER 1/DT02



KEY MAP

DUCKHORN DRIVE
 STA: 18+07.73 TO 25+00.00



APARTMENT VENTURE I
PLAN & PROFILE
DUCKHORN DRIVE

NOLTE
 BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.NOLTE.COM



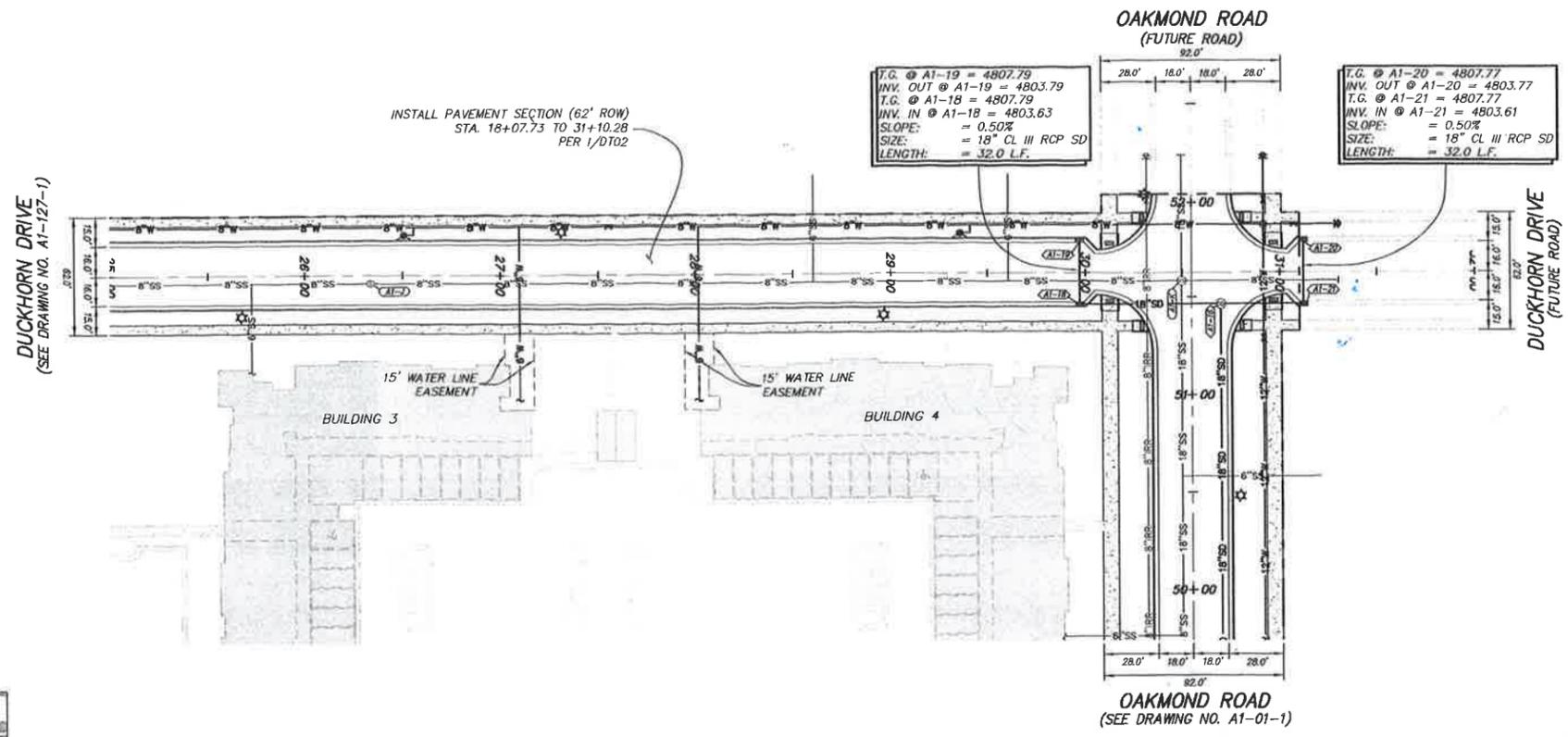
SOUTH JORDAN CITY
 BRENT ALLEN MORKAN
 CITY ENGINEER
 DATE: 8/8/08
 DRAWING NUMBER: A1-127-1
 SHEET NUMBER: C-34
 OF 42 SHEETS
 JOB NUMBER: SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.

CAUTION: The engineer responsible for these plans will not be responsible for any changes or omissions in these plans. All changes to these plans must be in writing and must be approved by the engineer of these plans.

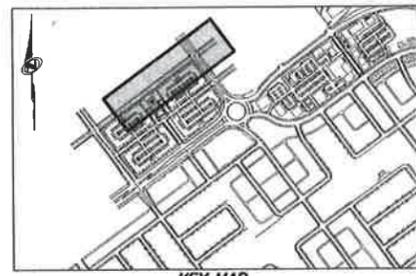
DATE: 07/20/08 DWG. NO.: 15133.124 DRAWING NO. 15133.124
 DESIGNED BY: SSS, MURRAY, UT 84077 CHECKED BY: SSS, MURRAY, UT 84077
 PROJECT NO.: 15133.124 PROJECT NAME: APARTMENT VENTURE I

DESIGNED BY: SSS, MURRAY, UT 84077 CHECKED BY: SSS, MURRAY, UT 84077
 PROJECT NO.: 15133.124 PROJECT NAME: APARTMENT VENTURE I

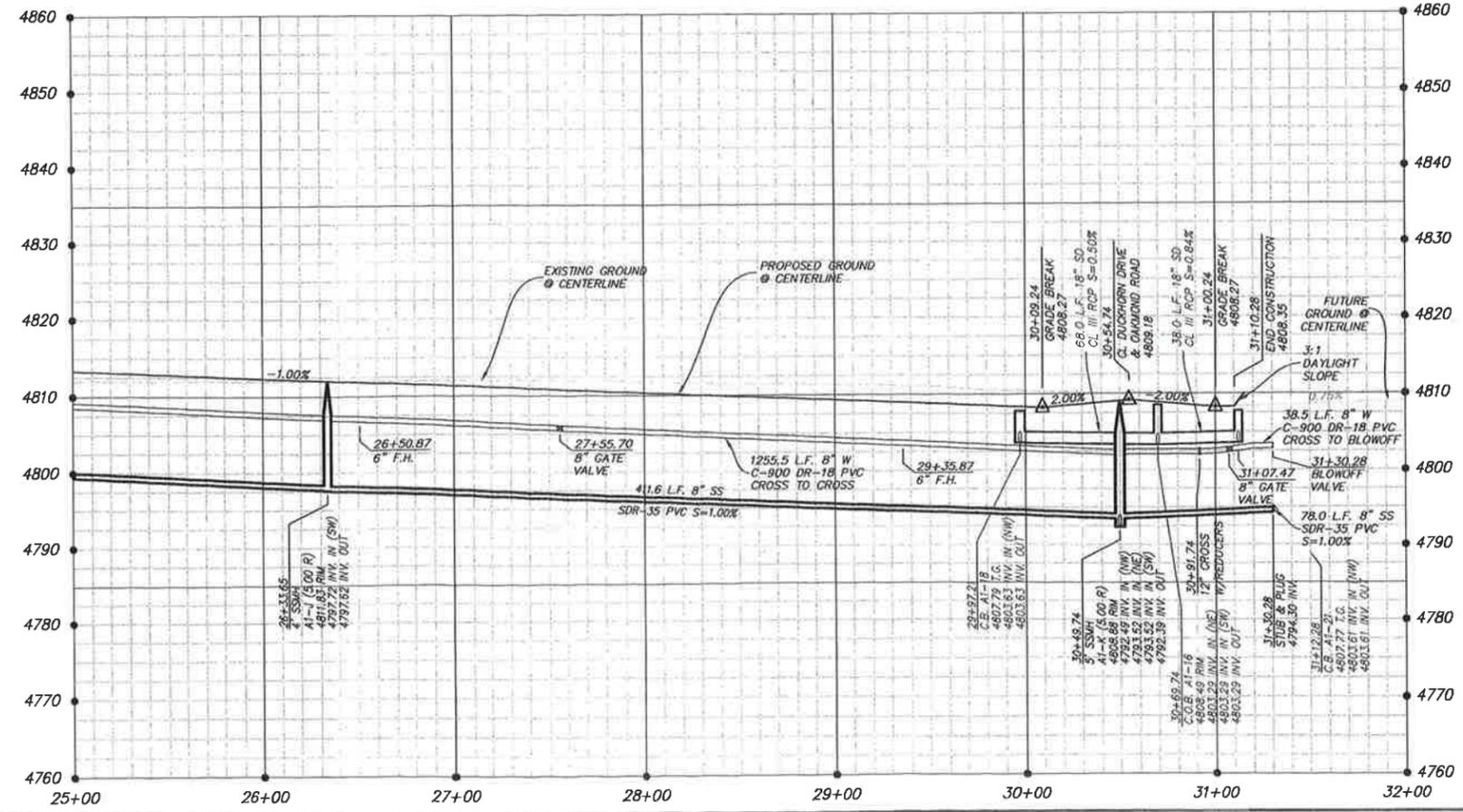
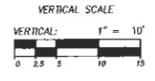
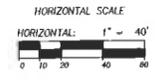


T.G. @ A1-19 = 4807.79
 INV. OUT @ A1-19 = 4803.79
 T.G. @ A1-18 = 4807.79
 INV. IN @ A1-18 = 4803.63
 SLOPE: = 0.50%
 SIZE: = 18" CL III RCP SD
 LENGTH: = 32.0 L.F.

T.G. @ A1-20 = 4807.77
 INV. OUT @ A1-20 = 4803.77
 T.G. @ A1-21 = 4807.77
 INV. IN @ A1-21 = 4803.61
 SLOPE: = 0.50%
 SIZE: = 18" CL III RCP SD
 LENGTH: = 32.0 L.F.



DUCKHORN DRIVE
 STA: 25+00.00 TO 31+10.28



APARTMENT VENTURE I
 PLAN & PROFILE
 DUCKHORN DRIVE

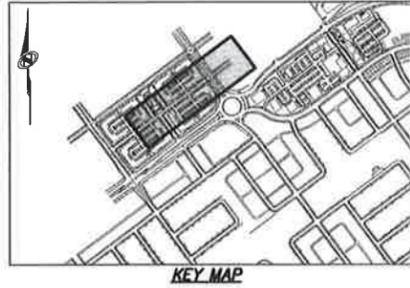
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 BEYOND ENGINEERING
 MURRAY, UT 84077
 WWW.NOBLE.COM



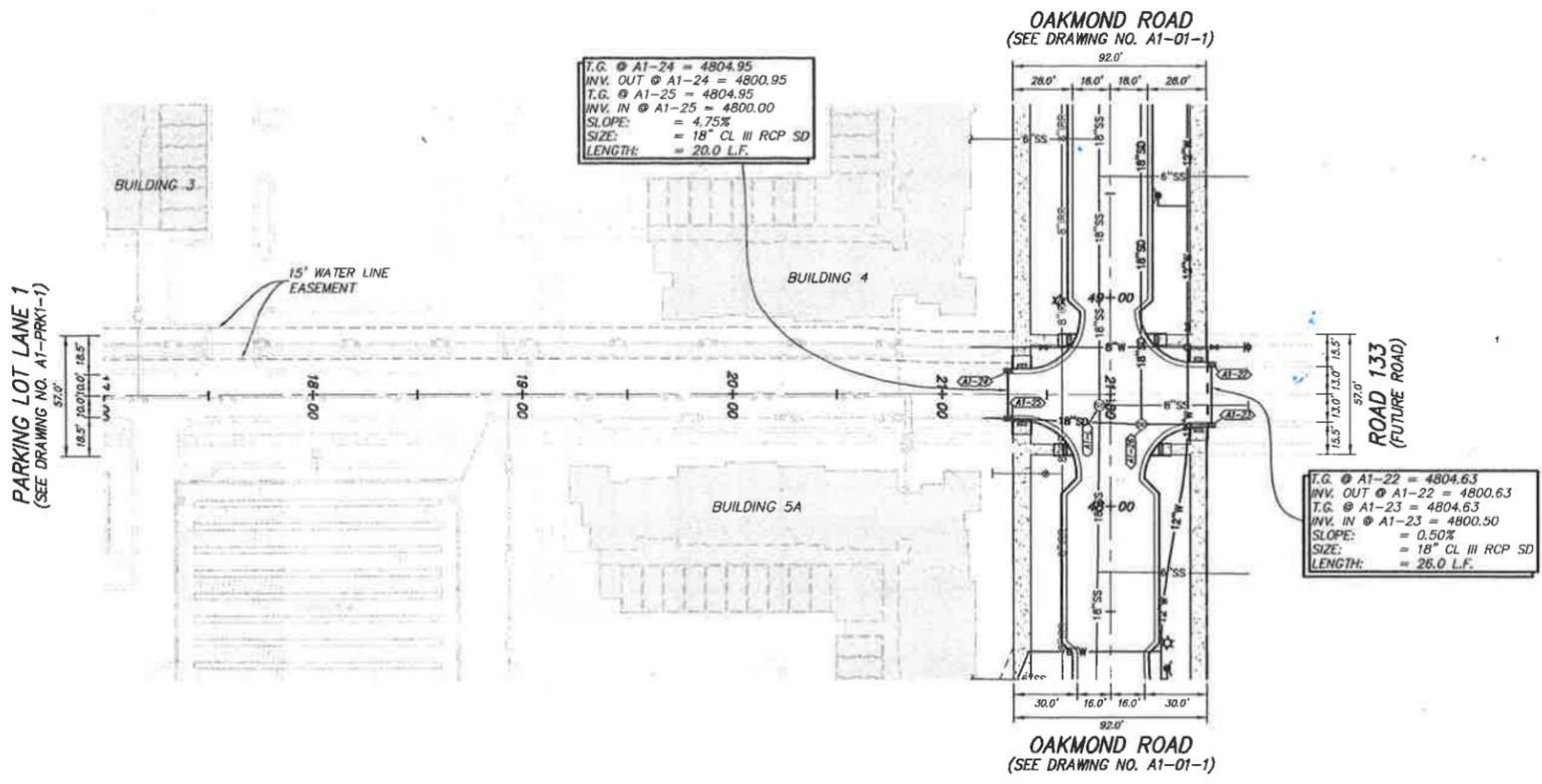
SOUTH JORDAN CITY
 Drawing Number: A1-127-2
 Sheet Number: C-35
 of 42 SHEETS
 Job Number: SLB0153A1

DATE SUBMITTED: AUG. 08, 2008
 PREPARED FOR: KENNECOTT LAND CO.

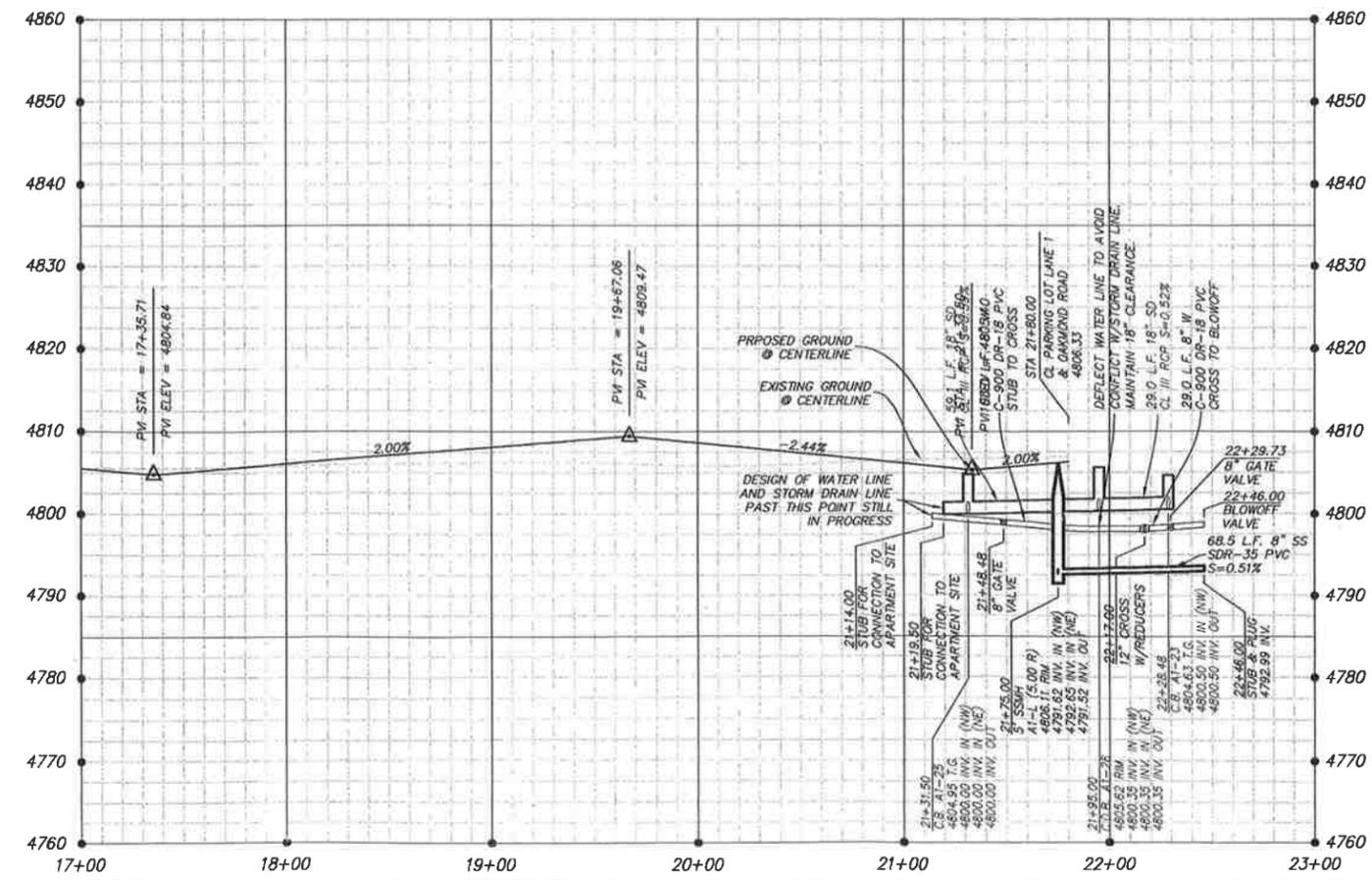
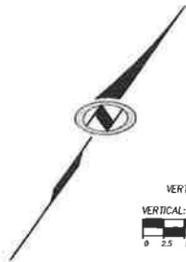
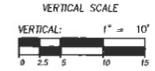
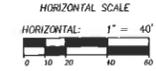
CAUTION
 The engineer preparing these plans will not be responsible for any errors or omissions in these plans. All changes to the plans must be in writing and must be approved by the engineer of these plans.



PARKING LOT LANE 1
 (SEE DRAWING NO. A1-PRK1-1)



PARKING LOT LANE 1
 STA: 17+00.00 TO 21+80.00



APARTMENT VENTURE I
 PLAN & PROFILE
 PARKING LOT LANE 1

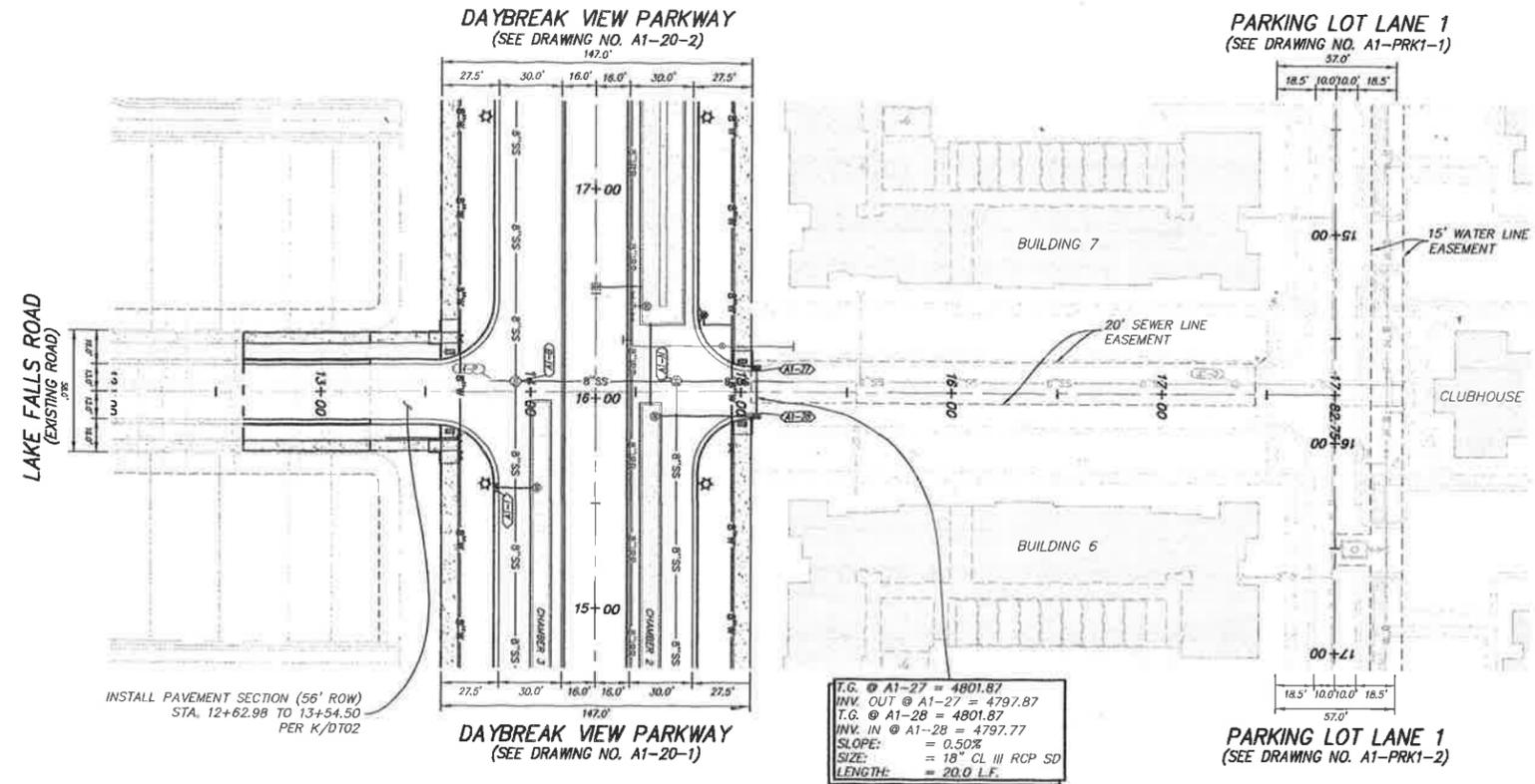
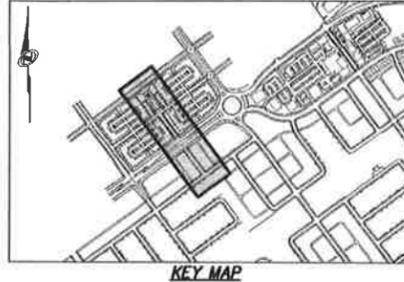
NOBLE
 BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.NOBLE.COM



SOUTH JORDAN CITY
 BRENT ALLEN MORGAN
 CITY ENGINEER
 DATE: 8/14/08
 DRAWING NUMBER: A1-PRK1-2
 SHEET NUMBER: C-37
 OF 42 SHEETS
 JOB NUMBER: SLB0153A1

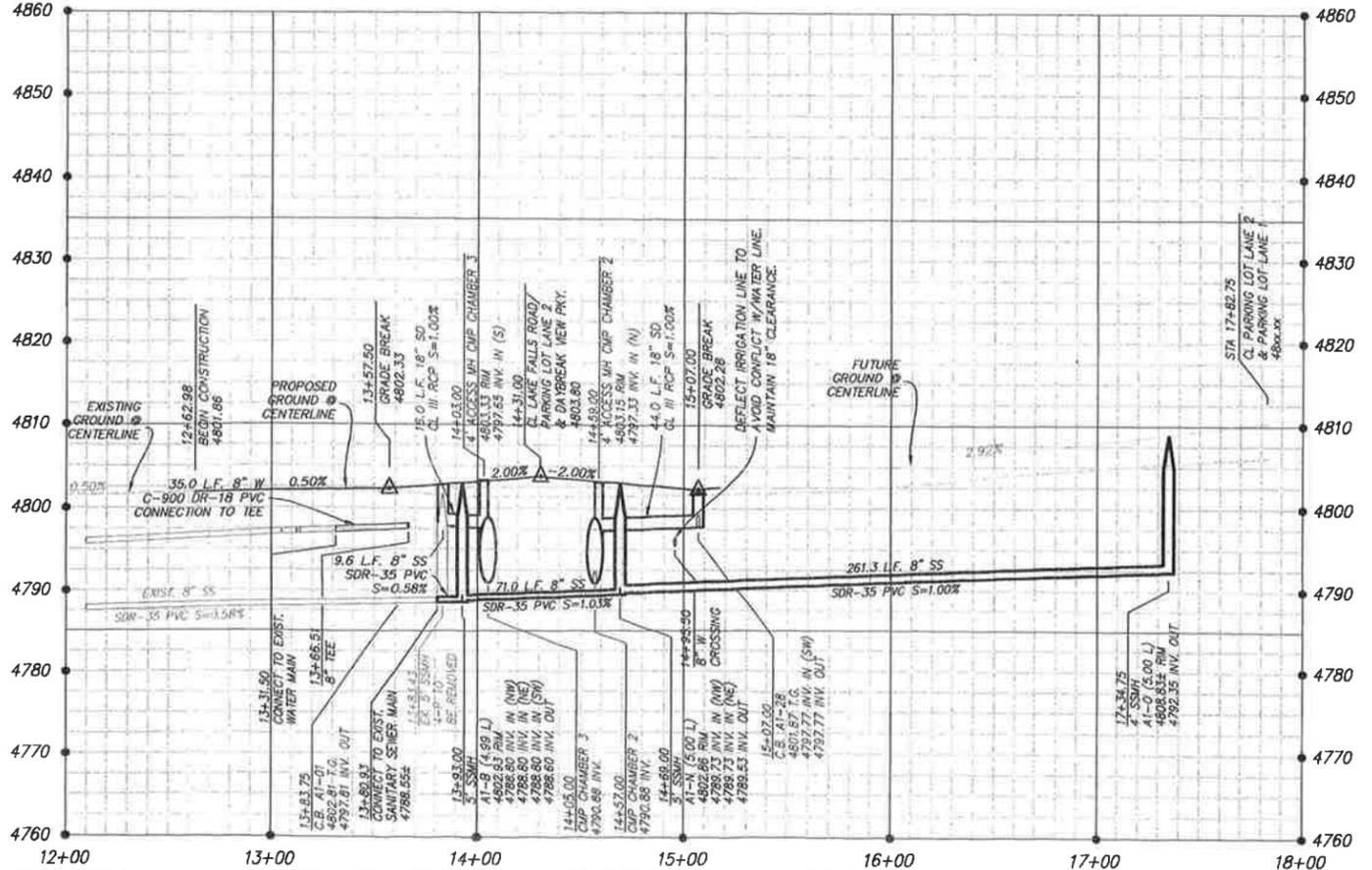
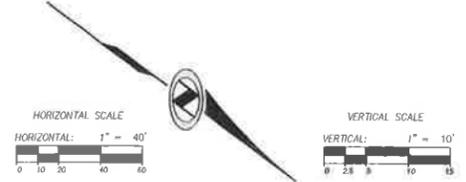
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 SHEET: 3-31 SERVICE: PAVING PLAN
 DRAWN BY: M. S. HUNTER/ST. CANNON/AVI
 CHECKED BY: M. S. HUNTER/ST. CANNON/AVI

SHEETS: A1-27-1, A1-27-2, A1-27-3, A1-27-4, A1-27-5, A1-27-6, A1-27-7, A1-27-8, A1-27-9, A1-27-10, A1-27-11, A1-27-12, A1-27-13, A1-27-14, A1-27-15, A1-27-16, A1-27-17, A1-27-18, A1-27-19, A1-27-20, A1-27-21, A1-27-22, A1-27-23, A1-27-24, A1-27-25, A1-27-26, A1-27-27, A1-27-28, A1-27-29, A1-27-30, A1-27-31, A1-27-32, A1-27-33, A1-27-34, A1-27-35, A1-27-36, A1-27-37, A1-27-38, A1-27-39, A1-27-40, A1-27-41, A1-27-42, A1-27-43, A1-27-44, A1-27-45, A1-27-46, A1-27-47, A1-27-48, A1-27-49, A1-27-50, A1-27-51, A1-27-52, A1-27-53, A1-27-54, A1-27-55, A1-27-56, A1-27-57, A1-27-58, A1-27-59, A1-27-60, A1-27-61, A1-27-62, A1-27-63, A1-27-64, A1-27-65, A1-27-66, A1-27-67, A1-27-68, A1-27-69, A1-27-70, A1-27-71, A1-27-72, A1-27-73, A1-27-74, A1-27-75, A1-27-76, A1-27-77, A1-27-78, A1-27-79, A1-27-80, A1-27-81, A1-27-82, A1-27-83, A1-27-84, A1-27-85, A1-27-86, A1-27-87, A1-27-88, A1-27-89, A1-27-90, A1-27-91, A1-27-92, A1-27-93, A1-27-94, A1-27-95, A1-27-96, A1-27-97, A1-27-98, A1-27-99, A1-27-100



T.G. @ A1-27	= 4801.87
INV. OUT @ A1-27	= 4797.87
T.G. @ A1-28	= 4801.87
INV. IN @ A1-28	= 4797.77
SLOPE:	= 0.50%
SIZE:	= 18" CL III RCP SD
LENGTH:	= 20.0 L.F.

LAKE FALLS ROAD / PARKING LOT LANE 2
 STA: 12+62.98 TO 17+82.75

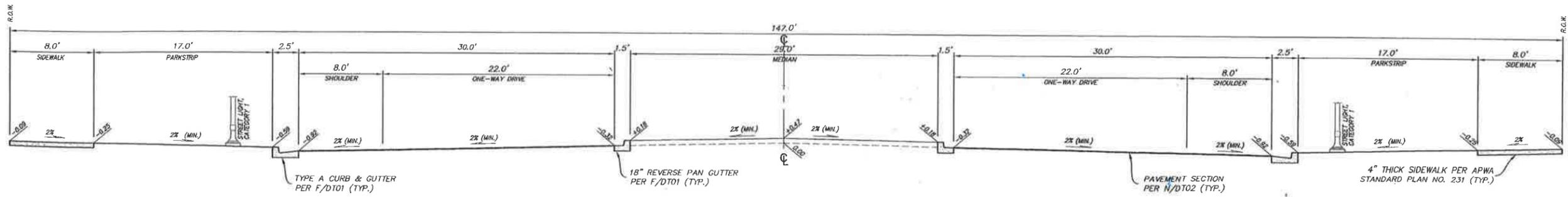


APARTMENT VENTURE I
PLAN & PROFILE
LAKE FALLS ROAD & PARKING LOT LANE 2
 PREPARED FOR: KENNECOTT LAND CO.
 DATE SUBMITTED: AUG. 08, 2008

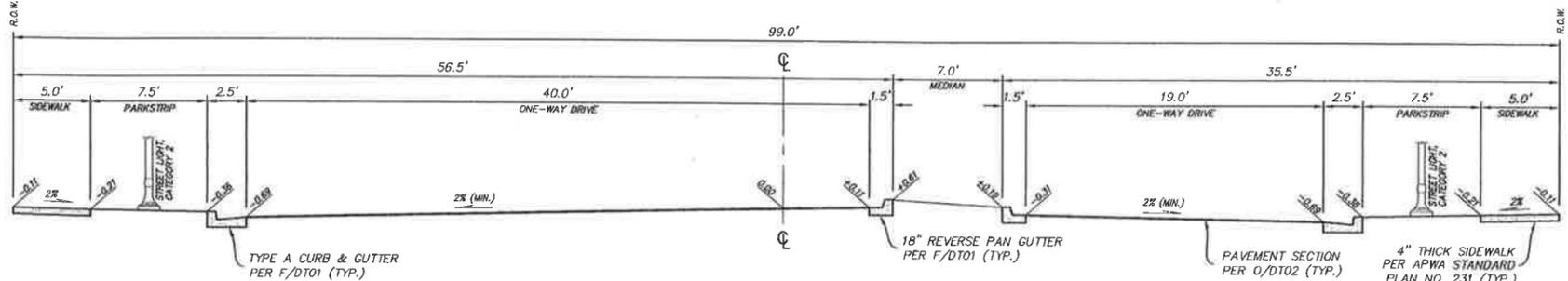
NOTTE
 BEYOND ENGINEERING
 827 SOUTH STATE STREET, SUITE 800
 801748.1000 TEL. 801.748.0000 FAX.
 MURRAY, UT 84107
 WWW.NOLTE.COM

PROFESSIONAL ENGINEER
 BRENT ALLEN MORGAN
 8/10/08
 SOUTH JORDAN CITY ENGINEER
 B. Morgan 8/10/08
 CITY ENGINEER
 DRAWING NUMBER: **A1-27-1**
 SHEET NUMBER: **C-38**
 OF 42 SHEETS
 JOB NUMBER: **SLB0153A1**

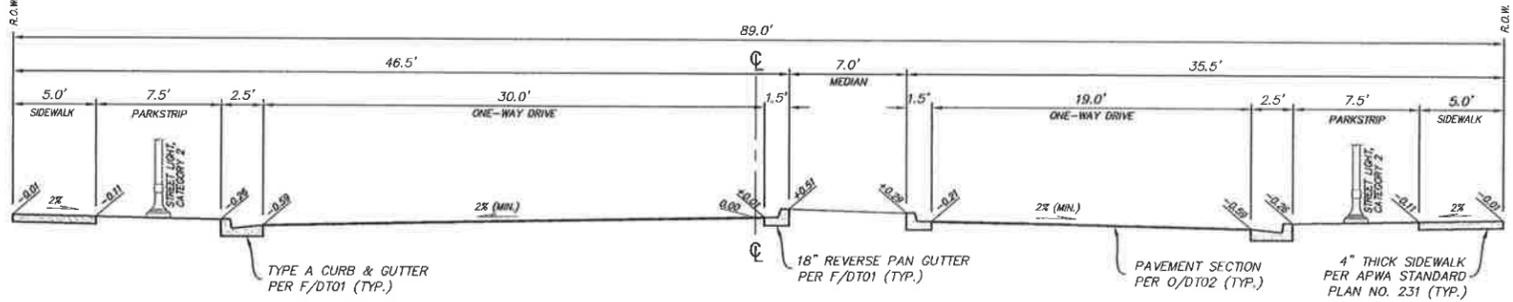
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 SOURCE: S:\S1 SERVICE\BOSTON - PUTTING NEW...
 PLOT: 11/01/08 11:00:00 AM



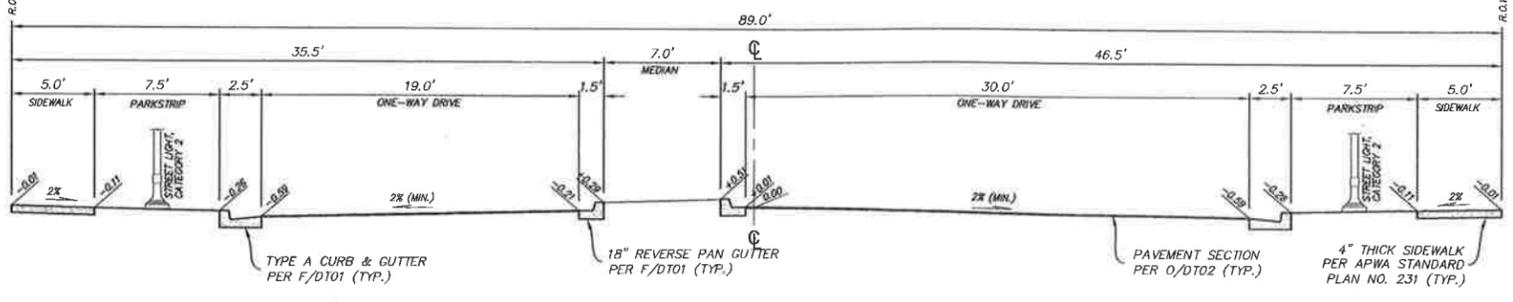
(A) ARTERIAL - 147' ROW
 SCALE: 1" = 5'



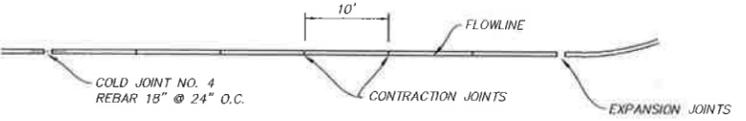
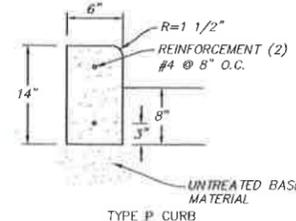
(B) MAJOR COLLECTOR - 99' ROW
 SCALE: 1" = 5'



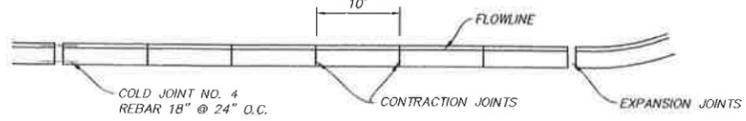
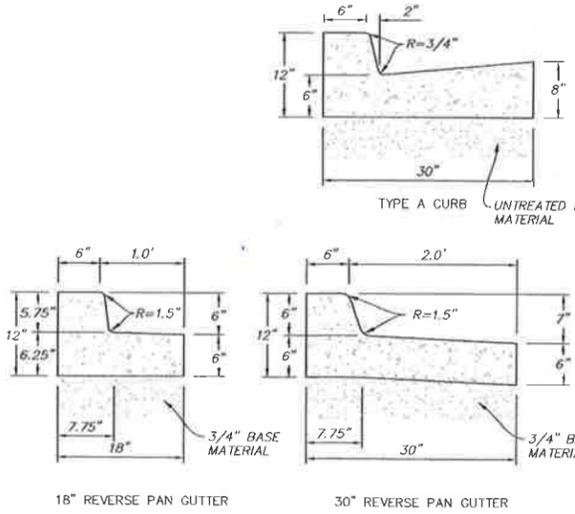
(C) MAJOR COLLECTOR - 89' ROW
 SCALE: 1" = 5'



(D) MAJOR COLLECTOR - 89' ROW
 SCALE: 1" = 5'



(E) CURB WALL DETAIL
 SCALE: N.T.S.



(F) CURB AND GUTTER DETAILS
 SCALE: N.T.S.

- MODIFIED APWA NOTES PER SOUTH JORDAN CITY**
- UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 02060. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER APWA SECTION 02322. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - CONCRETE: CLASS 4000 PER APWA SECTION 03304.
 - PLACE CONCRETE PER APWA SECTION 02770.
 - UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 - APPLY A CURING COMPOUND PER APWA SECTION 03390 OR USE AN ACCEPTABLE ALTERNATE CURING METHOD.
 - EXPANSION JOINTS:
 - FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 03060. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - EXPANSION JOINTS ARE NOT REQUIRED IN SLIP FORMWORK EXCEPT AT THE START OR END OF THE INSTALLATION ACTIVITY, AND AT THE START OR END OF A STREET INTERSECTION CURB RADIUS RETURN.
 - CONTRACTION JOINTS: PLACE JOINTS AT 10 FEET INTERVALS. MAKE ALL JOINTS AT LEAST 1/8 INCH WIDE AND AT LEAST 1 INCH DEEP.
 - REINFORCEMENT: ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03200 REQUIREMENTS.

- MODIFIED APWA NOTES PER SOUTH JORDAN CITY**
- UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 02060. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER APWA SECTION 02322. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - DIMENSION: ALL CURB AND GUTTER WITHIN SOUTH JORDAN CITY CITY R.O.W. ARE TO HAVE 8 INCHES ROADBASE.
 - CONCRETE: CLASS 4000 PER APWA SECTION 03304. PLACE PER APWA SECTION 02770. CURE PER APWA SECTION 03390.
 - IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER, AS SPIDER CRACK DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
 - UNLESS SHOWN OTHERWISE, PROVIDE 1.2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 - EXPANSION JOINTS:
 - FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 03060. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - EXPANSION JOINTS ARE NOT REQUIRED IN SLIP FORMWORK EXCEPT AT THE START OR END OF THE INSTALLATION ACTIVITY, AND AT THE START OR END OF A STREET INTERSECTION CURB RADIUS RETURN.
 - CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL, AT LEAST 1/8 INCH WIDE, AND 2 INCHES DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 8 INCHES THICK. IN LIEU OF 10 FEET HORIZONTAL SPACINGS, MATCH LOCATION OF CONTRACTION JOINTS IN PORTLAND CEMENT CONCRETE ROADWAY PAVEMENTS.

APARTMENT VENTURE I
DETAILS & NOTES

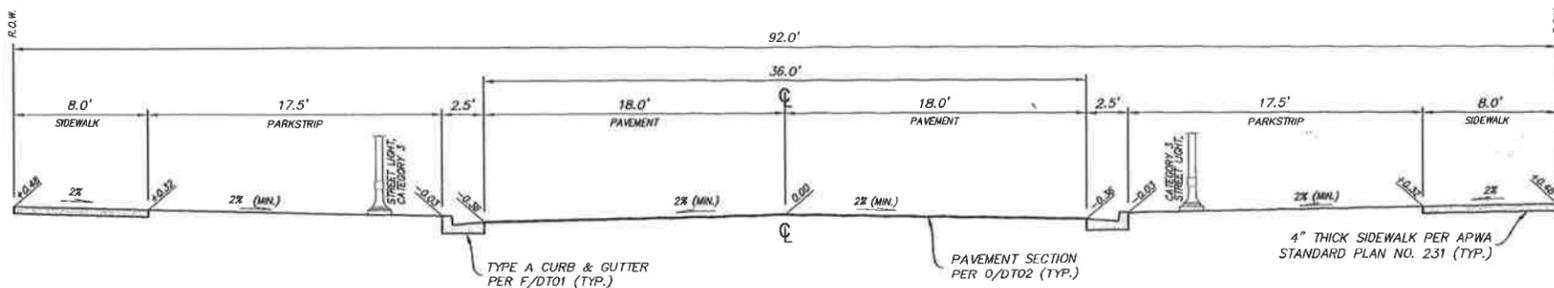
NOBLE
 BEYOND ENGINEERING
 627 SOUTH STATE STREET, SUITE 900
 BOSTON, MA 02111
 TEL: 800.743.9800 FAX: 800.743.9800
 MURRAY, UT 84077
 WWW.NOBLETECH.COM



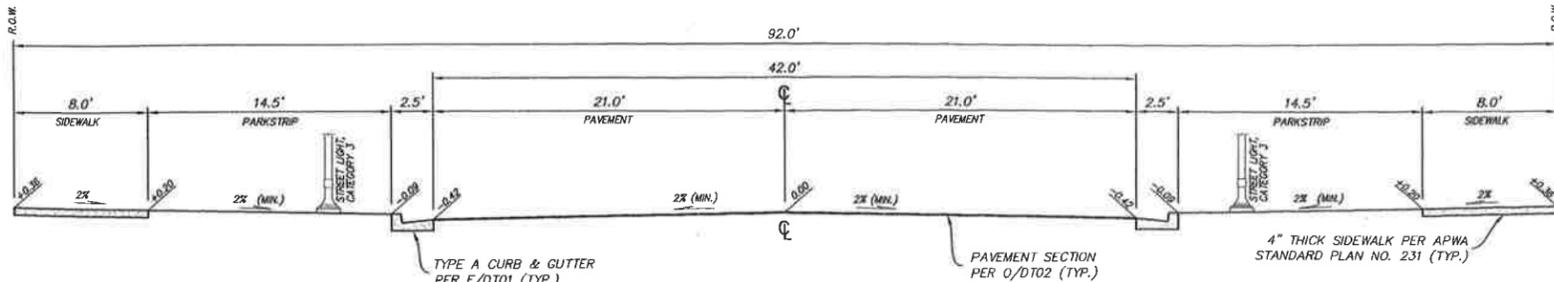
SOUTH JORDAN CITY	
City Engineer	Date
DT01	
SHEET NUMBER	
C-39	
OF 42 SHEETS	JOB NUMBER
SLB0153A1	

DATE SUBMITTED: AUG. 08. 2008
 PREPARED FOR: KENNECOTT LAND CO.

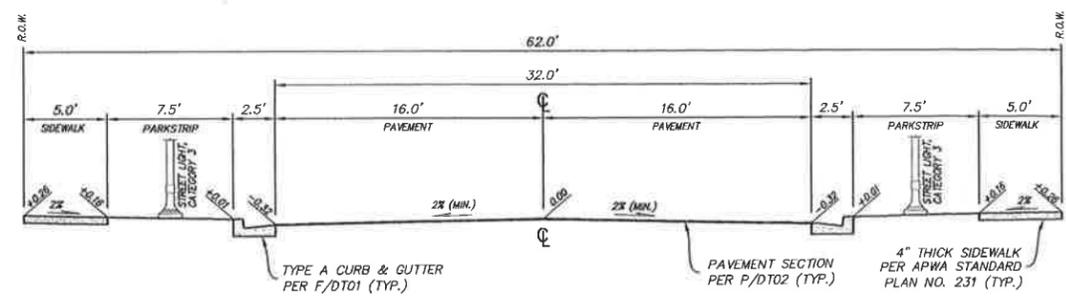
DATE: 8/10/08 TIME: 4:24:08 PM DRAWING NAME: PAVEMENT PLAN
 DRAWN BY: S.E. BROWN, N.E. FLOTTING, VOR
 CHECKED BY: N.E. FLOTTING, S.E. BROWN, VOR
 PROJECT: N.E. FLOTTING, S.E. BROWN, VOR



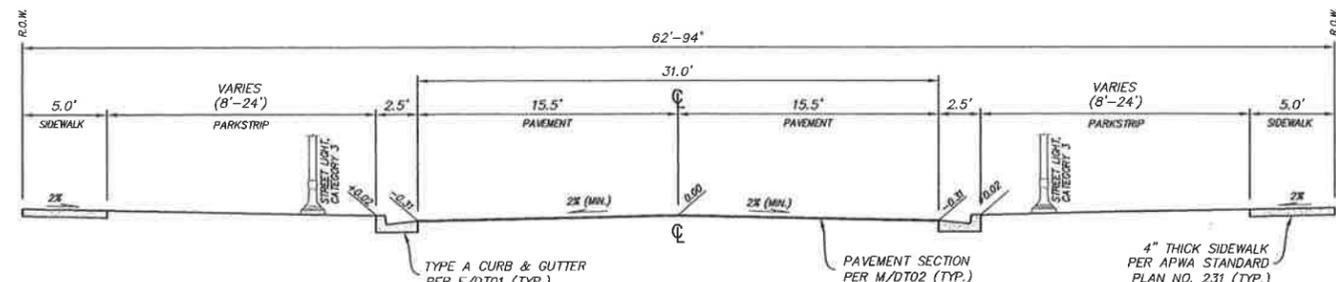
MINOR COLLECTOR - 92' ROW
 SCALE: 1" = 5'



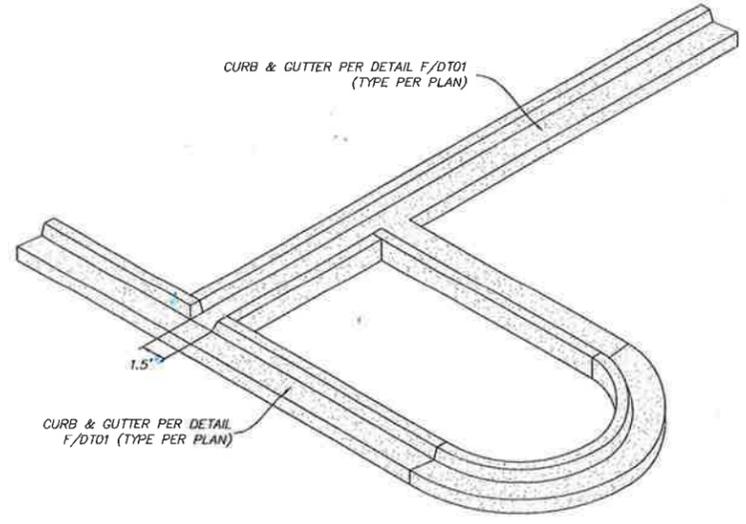
MINOR COLLECTOR - 92' ROW
 SCALE: 1" = 5'



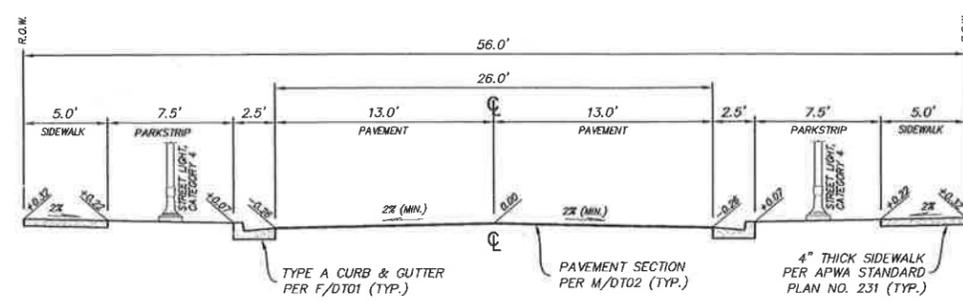
MINOR COLLECTOR - 62' ROW
 SCALE: 1" = 5'



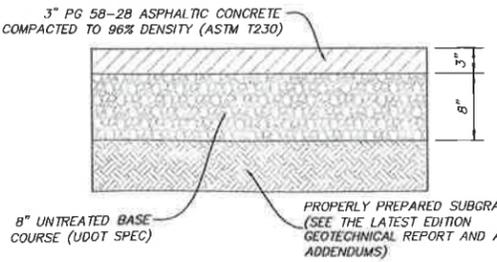
MINOR COLLECTOR - 62'-94' ROW
 SCALE: 1" = 5'



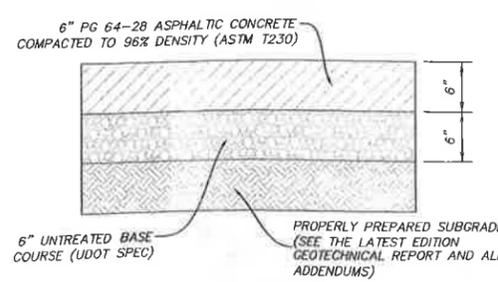
ISLAND CURB-CUT DETAIL
 SCALE: 1" = 4'



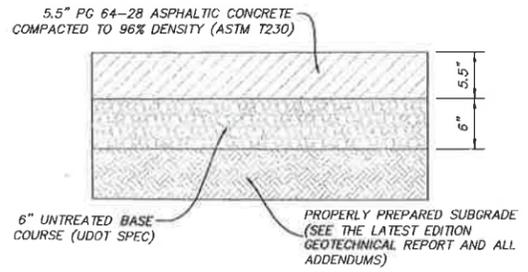
RESIDENTIAL - 56' ROW
 SCALE: 1" = 5'



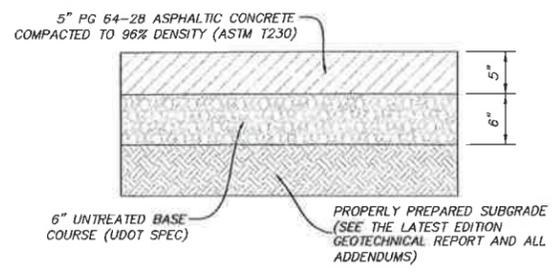
PAVEMENT SECTION (LAKE RUN RD. SOUTH OF DAYBREAK VIEW PKY., LAKE FALLS RD. & PARKING AREAS)
 SCALE: N.T.S.



PAVEMENT SECTION (DAYBREAK VIEW PKY.)
 SCALE: N.T.S.



PAVEMENT SECTION (LAKE RUN RD. NORTH OF DAYBREAK VIEW PKY. & OAKMOND RD.)
 SCALE: N.T.S.



PAVEMENT SECTION (DUCKHORN DR. & PARKING LOT LANES)
 SCALE: N.T.S.

APARTMENT VENTURE I
DETAILS & NOTES

NOTE



SOUTH JORDAN CITY	
Brent Allen Morgan	
CITY ENGINEER	
DRAWING NUMBER	
DT02	
SHEET NUMBER	
C-40	
OF 42 SHEETS	
JOB NUMBER	
SLB0153A1	

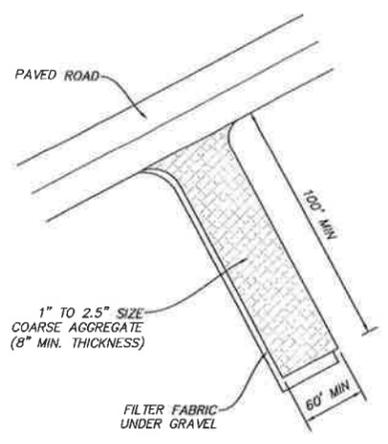
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. Any such changes or uses must be approved by the engineer of these plans.

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

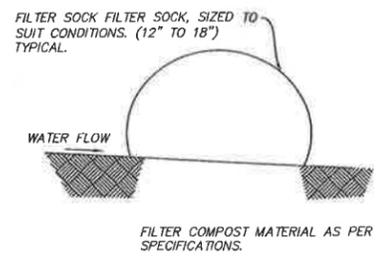
BEYOND ENGINEERING
 HARRIS, UT 8407
 WWW.BEYONDE.COM
 827 SOUTH STATE STREET, SUITE 800
 801748.8300 TEL 801748.0300 FAX

DATE: 8/10/08 TIME: 2:20:19 PM DRAWING NAME: STABILIZING
 SERVER: S:\S1\SERVICES\MOSE\PROJECTS\WORK\MOSE\APARTMENT VENTURE I\DWG\DT03.DWG
 PLOT: 8/10/08 2:20:19 PM

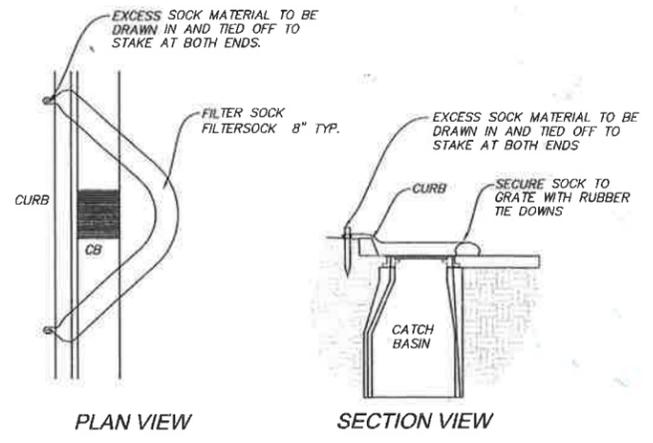


STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE

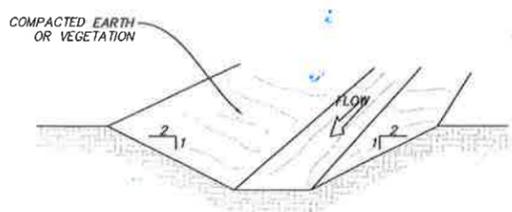
- NOTES:**
1. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 2. WHERE THE BERM REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
 3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
 4. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



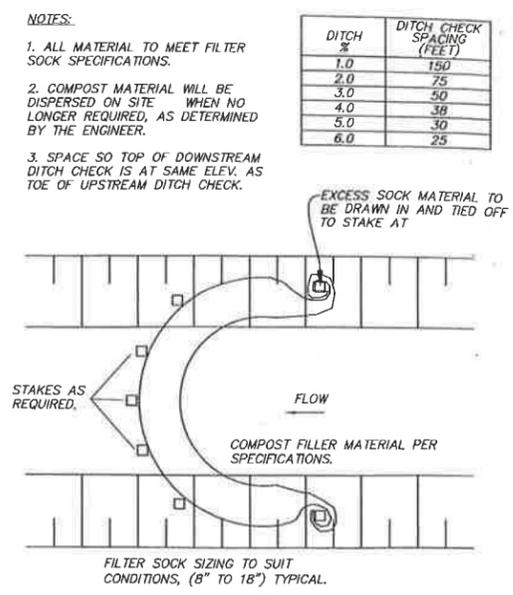
FILTER SOCK SEDIMENT CONTROL DETAIL
 NOT TO SCALE



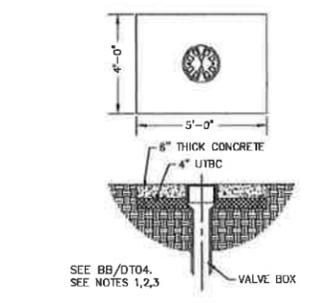
FILTER SOCK INLET PROTECTION
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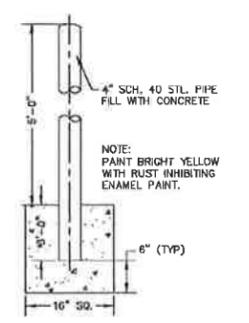
TEMPORARY INTERCEPTOR DITCH AND FILTER SOCK DITCH CHECK
 NOT TO SCALE



TYPICAL FILTER SOCK DITCH CHECK
 NOT TO SCALE



VALVE PAD (OUTSIDE PAVEMENT)
 SCALE: N.T.S.

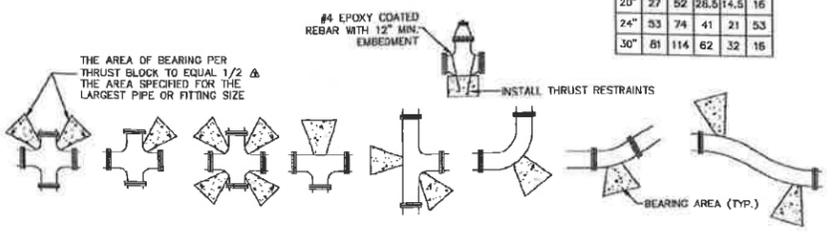


BOLLARD DETAIL
 SCALE: N.T.S.

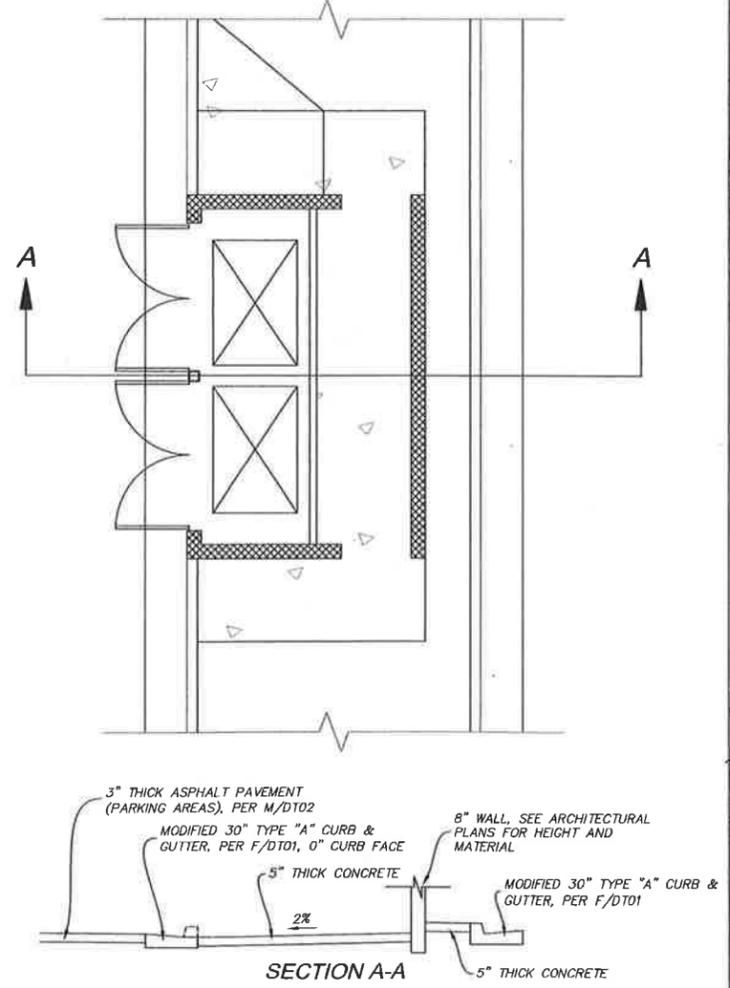
TRAFFIC SIGNS
 SCALE: N.T.S.

1. INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTIONS OF INSTALLATION BY ENGINEER.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SPECIFICATIONS.
3. CONCRETE: CLASS 2,000 MINIMUM. POUR CONCRETE AGAINST UNDISTURBED SOIL.
4. PIPE JOINTS: DO NOT COVER WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
5. GREASE: APPLY POLY-TM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
6. SPECIAL CONSTRUCTION REQUIREMENTS:
 - A. THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
 - B. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS PLAN.
 - C. REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF THE DOWN BARS IS 70,000 P.S.I.
 - D. LOCKING RESTRAINT DEVICES MAY BE USED IN CONJUNCTION WITH CONCRETE THRUST BLOCKING (AT OPTION OF ENGINEER).
 - E. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 200 PSI, AND A MINIMUM SOIL BEARING STRESS OF 2,000 P.S.F. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
 - F. CONCRETE MUST BE ALLOWED TO CURE IN THRUST RESTRAINTS FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES OR HAVE ADDITIONAL APPROVED THRUST RESTRAINTS INSTALLED PRIOR TO PRESSURIZING THE WATER LINE.

SIZE OF PIPE (IN)	MINIMUM BEARING AREA IN SQ. FT.			
	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2
6"	4	5.5	3	1.5
8"	6.5	9.5	5	2.75
12"	14	20	11	5.5
14"	19	28.5	14.5	7.5
16"	24	34	18.5	9.5
20"	27	52	28.5	14.5
24"	53	74	41	21
30"	81	114	62	32



DIRECT BEARING THRUST BLOCK/TIE DOWN RESTRAINTS
 SCALE: N.T.S.



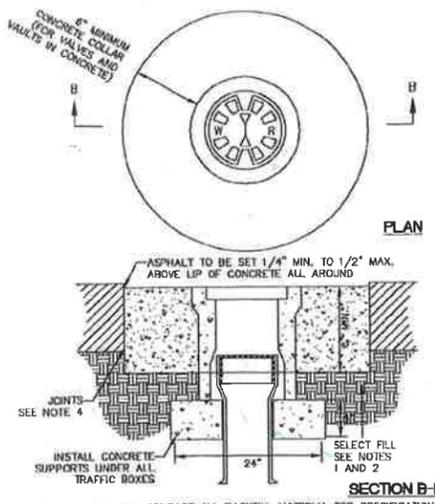
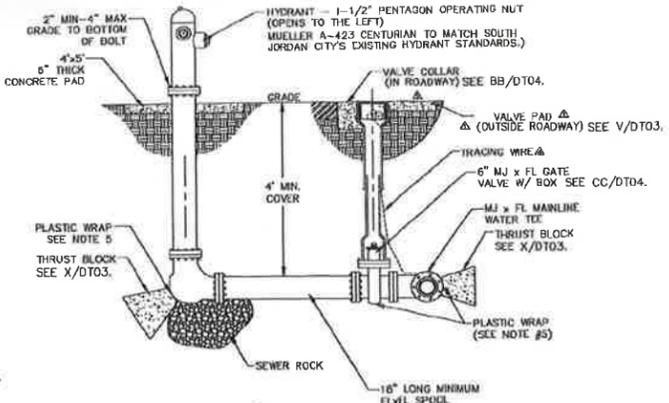
REFUSE FACILITY DETAIL
 SCALE: 1" = 4'

APARTMENT VENTURE I
 DETAILS & NOTES
 PREPARED FOR: KENNECOTT LAND CO.
 DATE SUBMITTED: AUG. 08, 2008
 WWW.BEYONDENGINEERING.COM
 MURRAY UT 84007
 507 SOUTH STATE STREET, SUITE 300
 8017431800 TEL 8017430300 FAX
 B E Y O N D E N G I N E E R I N G
 BRENT ALLEN MORGAN
 8/10/08
 PROFESSIONAL SEAL
 SOUTH JORDAN CITY
 DRAWING NUMBER
DT03
 SHEET NUMBER
C-41
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

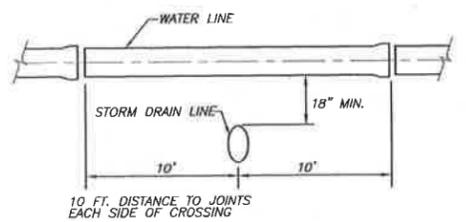
DATE: 02/08/08 TIME: 1:52:02 PM DRAWING NO: DT04
 PROJECT: SOUTH JORDAN CITY WATER MAIN
 SHEET: 11 OF 15
 DESIGNED BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

- INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
- BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SPECIFICATIONS.
- HYDRANT: DRY BARREL PER AWWA C502.
- FRONTOE AT LEAST 1 CUBIC YARD OF SEWER ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. PLACE TAR PAPER OR PLASTIC OVER SEWER ROCK TO PREVENT SILING.
- PAINT FIRE HYDRANT RED PER SOUTH JORDAN CITY'S REQUIREMENTS.
- APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
- NOTIFY FIRE DEPARTMENT AS SOON AS HYDRANT IS PLACED IN SERVICE.
- THRUST BLOCKS: REQUIRED FOR ALL CONNECTIONS INCLUDING FLANGED OR WELDED PIPE SYSTEMS.
- PLASTIC WRAP: PRIOR TO POURING CONCRETE, APPLY POLY-FM GREASE AND WRAP PIPE SYSTEM AND FITTINGS WITH 8 MIL THICK PLASTIC SHEET TO PREVENT BONDING OF CONCRETE TO PIPE SYSTEM AND FITTINGS.
- PLACE FOUR (4) PROTECTIVE BOLLARDS AROUND HYDRANT AS DIRECTED BY SOUTH JORDAN CITY. SEE W/DT03.

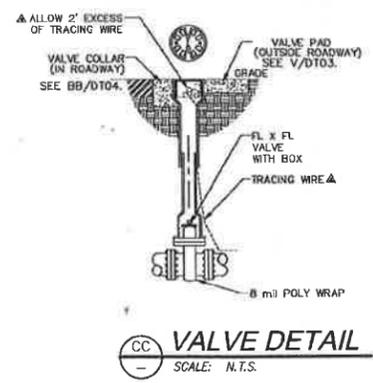
AA FIRE HYDRANT WITH VALVE
 SCALE: N.T.S.



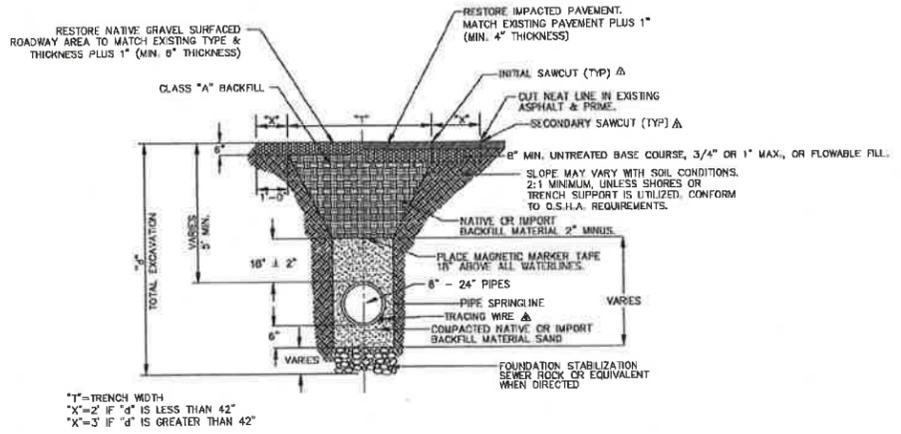
BB COVER COLLAR (IN PAVEMENT)
 SCALE: N.T.S.



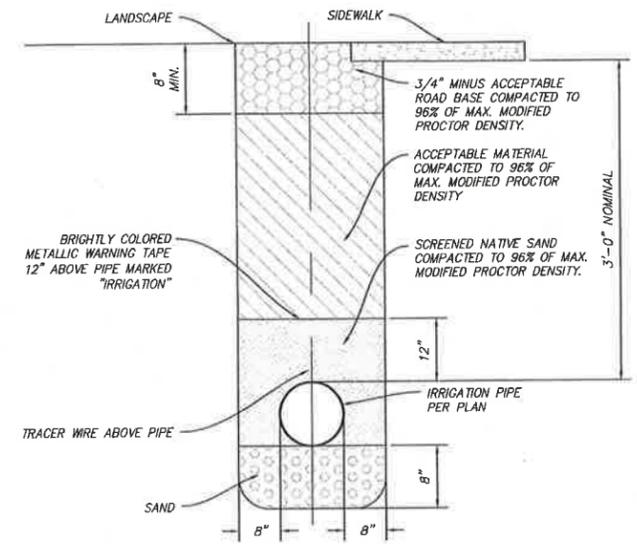
EE TYPICAL STORM DRAIN LINE CROSSING
 NOT TO SCALE



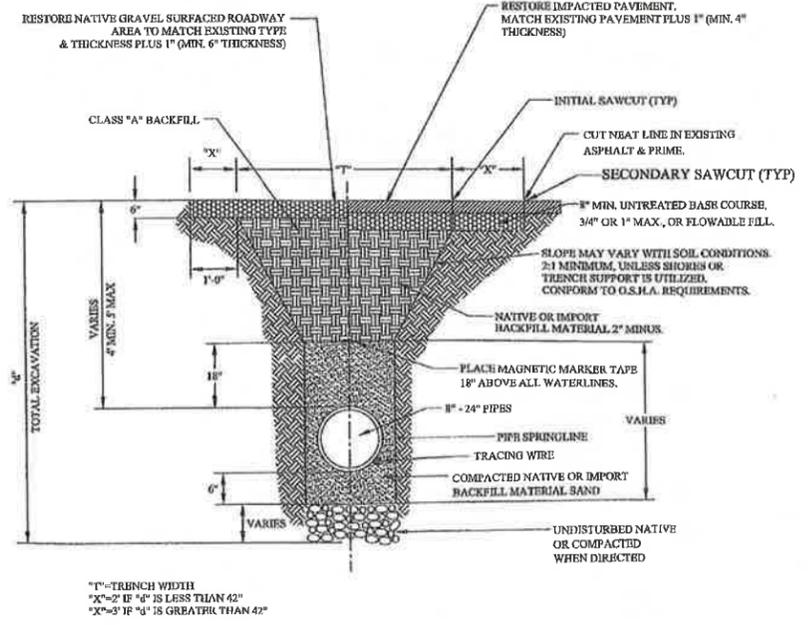
CC VALVE DETAIL
 SCALE: N.T.S.



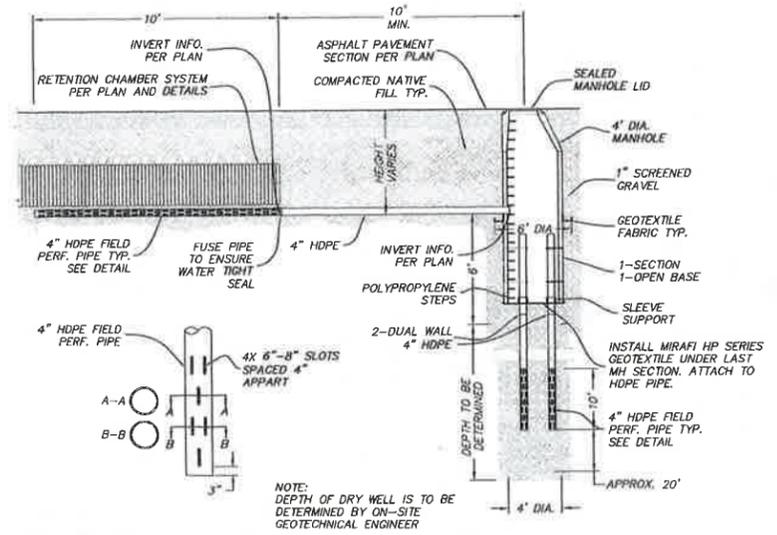
DD TYPICAL WATER LINE TRENCH DETAIL
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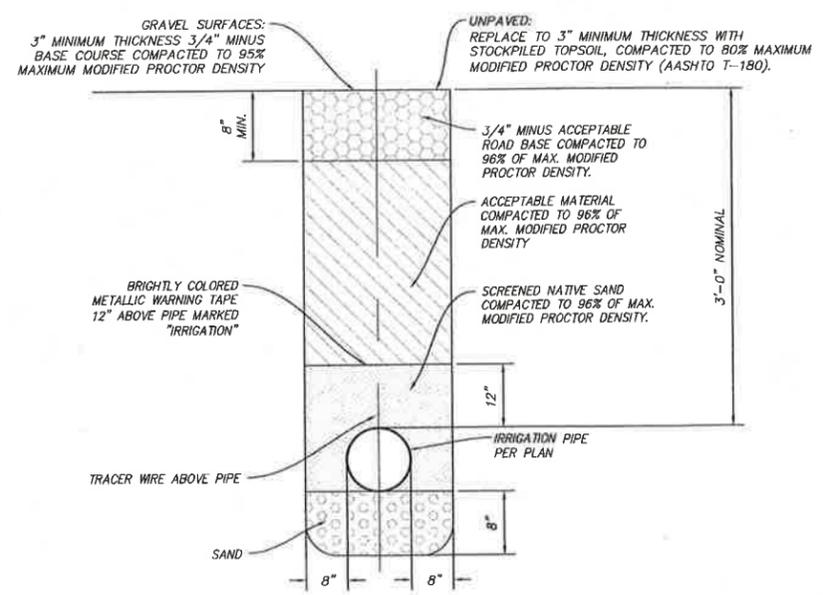
HH TYPICAL SECONDARY WATER LINE TRENCH DETAIL
 NOT TO SCALE



FF TYPICAL STORM DRAIN PIPE TRENCH
 SCALE: N.T.S.



GG DRY WELL SYSTEM
 SCALE: N.T.S.



II TYPICAL SECONDARY WATER LINE TRENCH IN UNPAVED OR GRAVEL SURFACES
 NOT TO SCALE

NO.	DATE	REVISIONS

APARTMENT VENTURE I
DETAILS & NOTES

NOBLE
 BEYOND ENGINEERING
 MURRAY, UT 84007
 WWW.NOBLE.COM

BRENT ALLEN MORGAN
 PROFESSIONAL ENGINEER
 STATE OF UTAH
 01/10/08

SOUTH JORDAN CITY
 Brad Klumpp
 CITY ENGINEER
 DRAWING NUMBER
DT04
 SHEET NUMBER
C-42
 OF 42 SHEETS
 JOB NUMBER
SLB0153A1

DATE SUBMITTED: AUG. 08, 2008

PREPARED FOR: KENNECOTT LAND CO.

CAUTION: The engineer's responsibility extends only to the design of the work shown on these plans. All materials and workmanship must be in accordance with the specifications and approved by the engineer for these plans.