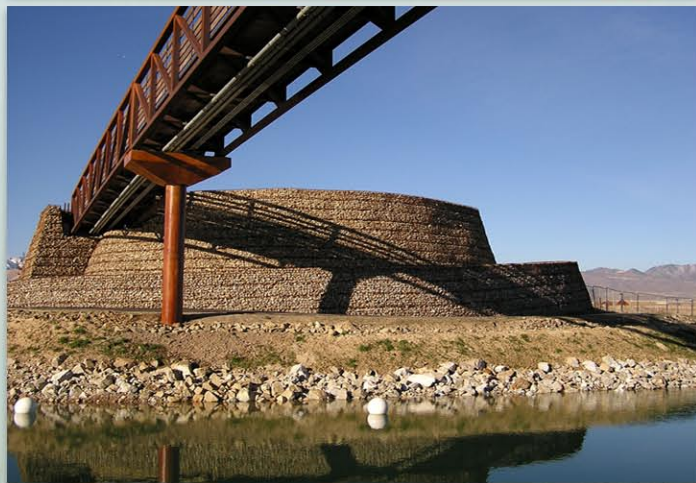
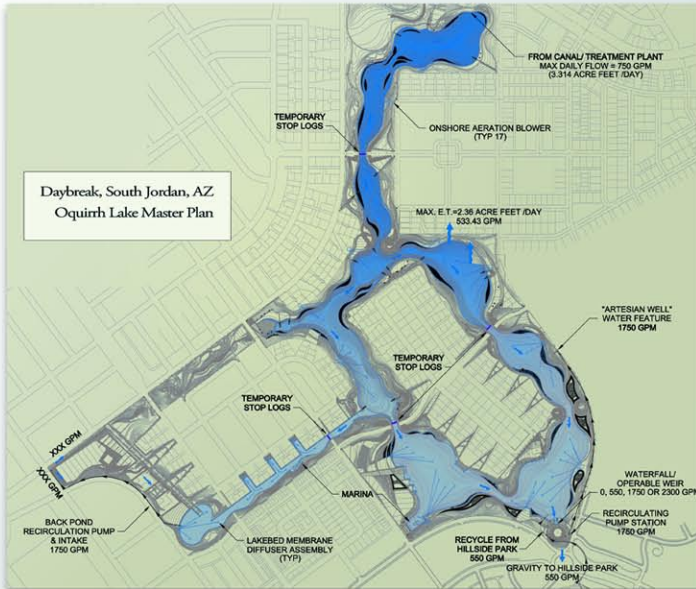


Daybreak, South Jordan, UT



Daybreak is a master-planned community over 4,000 acres (16 km²) in size and located in South Jordan, Utah being built by Kennecott Land. Home construction was begun in 2004 and the community is expected to be built-out by 2020.

One-third of the land is being kept as open space, providing many recreational opportunities. The major focal point of the community will be Oquirrh Lake, an 85-acre manmade lake that will be used for fishing and non-motorized boating. The lake will be filled in three phases. The first phase was finished in spring 2006.

To meet stringent water quality goals including clarity, NSI designed a series of interconnected features such as in-lake wetlands/planting shelves, fish habitat, recirculating waterfall, water features and bottom aeration. Stormwater pocket wetlands were constructed on the perimeter of the lake to intercept, treat and infiltrate stormwater runoff from the surrounding community, thus greatly reducing the impact of runoff on water quality. NSI, along with landscape architects' Design Workshop, collaborated on the layout and grading of the lake, water circulation patterns and design of an operable weir that creates a constant waterfall at the entrance to the community. This weir serves multiple functions as a flood-control device, spectacular water feature and water-quality control point. Phase I of the lake is operational; the remaining two phases are expected to be complete by 2010.

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