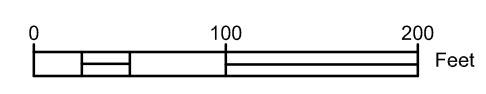
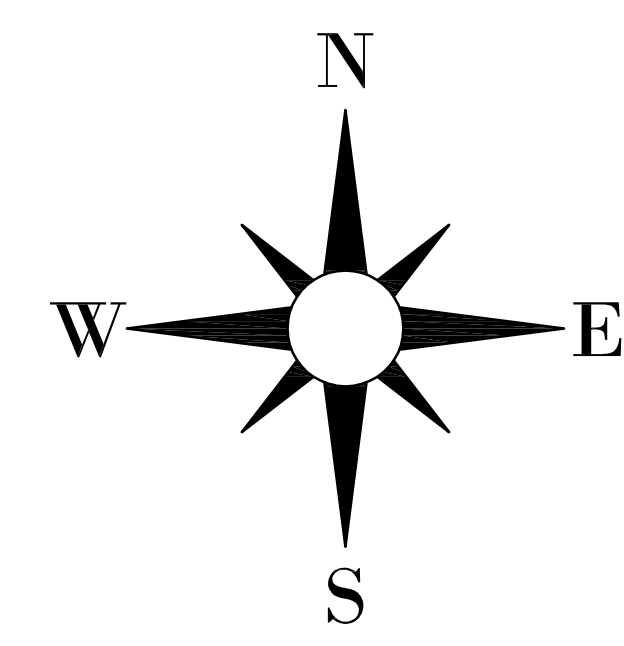
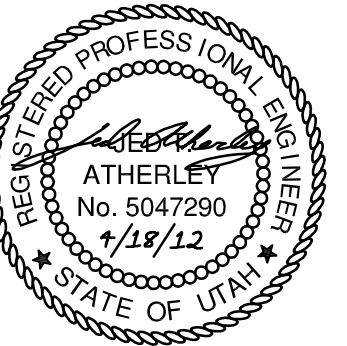


- GENERAL NOTES**
1. PHASE 1 - INCLUDES BUT IS NOT LIMITED TO ALL WET UTILITIES, CURB AND GUTTER, ASPHALT, CONDUIT, AND WATERWAYS. IT DOES NOT INCLUDE SIDEWALKS, SIGNAGE, STRIPING AND STREET LIGHTS.
 2. PHASE 2 - INCLUDES SIDEWALKS, SIGNAGE, STRIPING, AND STREET LIGHTS.



FOR SEWER CONSTRUCTION ONLY

perigee consulting
 WEST JORDAN, UT 84088
 801.586.8048 TEL 801.586.8111 FAX
 WWW.PERIGEECONSULT.COM



SOUTH JORDAN CITY

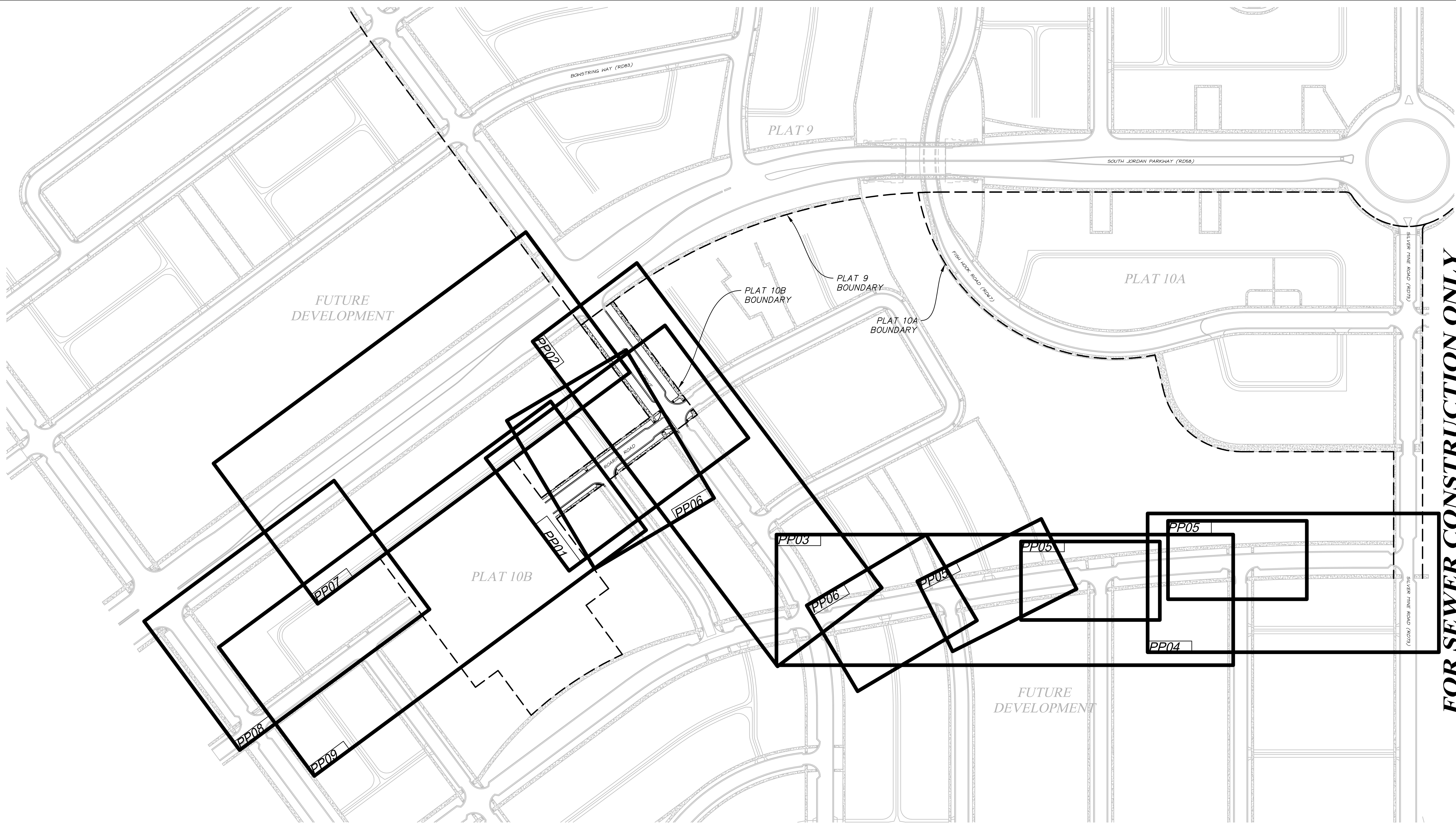
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NO.	DATE	DESCRIPTION	BY
1	4/19/2012	SEWER CONSTRUCTION PLANS	PH01

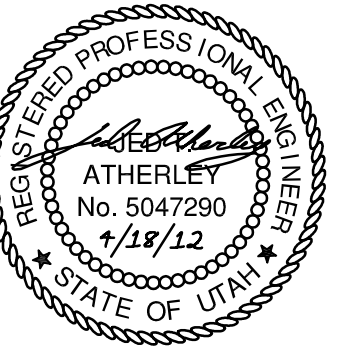
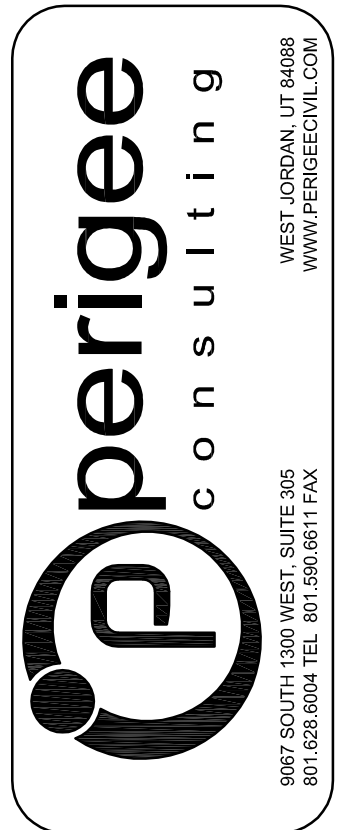
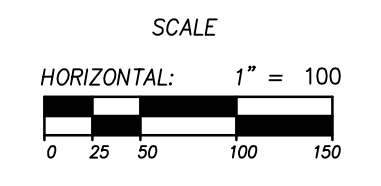
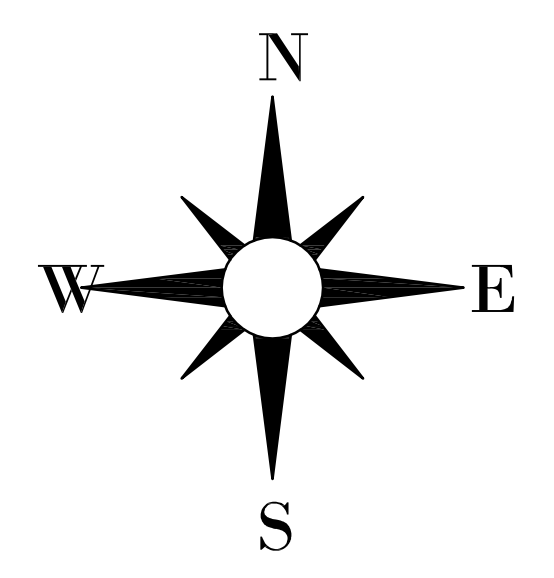
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DAYBREAK VILLAGE 3 PLAT 10B
 COVER SHEET

SHEET NUMBER
 2
 OF 22 SHEETS
 DRAWING NAME
 PH01



FOR SEWER CONSTRUCTION ONLY



SOUTH JORDAN CITY

CITY ENGINEER DATE

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	SUBMITTING NO: XXX	
SUBMITTED BY: JTA	CONTRACT NO: 00211	
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SIZE: A		

DAYBREAK
VILLAGE 3 PLAT 10B
KEY MAP

SHEET NUMBER
3
OF 22 SHEETS
DRAWING NAME
KM01

(Continued from previous sheet)

- C. Location: Install at front property line in the parkstrip.
D. Blow Off: All water line blow offs will require 2 water valve boxes, one for water valve and one for blow off riser.
E. Air-Vac: Placed in standard 18 inch meter box with ball valve below air-vac.
F. Brass Marker: Placed in front curb, marked with an "I" for irrigation are to be stamped and installed by the Contractor.
G. Pressure Test: 35 pounds per square inch (P.S.I.) air tested, must be maintained for a minimum of 2 hours, and witnessed by South Jordan City Water Department.
H. Valves: All valves must be accessible with a standard 6' valve key, regardless of design or design change, and need to be Mueller type valve.
* Thrust Blocks (Culinary & Secondary lines) Before pouring any thrust blocks, contractor shall give engineering inspector 24 hour prior notice.

3. STORM DRAIN

- A. Pipe type: Shall be minimum 18" RCP Class III or HDPE in all Public R-O-W. Private systems can use HDPE pipe.
B. Backfill (RCP): A City specified material (A-1-a to A-2-7 under AASHTO Soil Classification system) will be used for trench backfill.
C. Backfill (HDPE): Backfill in the trench zone shall meet the requirements of AASHTO M145 A-1-a to A-2-7 and be a 2" maximum granular material.
D. Boxes: Grout Boxes inside and out, and strip the forms from inside and outside of the boxes. Clean all dirt, rocks and debris from inside of the boxes.
E. Manholes: Keep the Manhole collar and cover down 1/4" minimum and 1/2" maximum below finish asphalt grade.
F. Manhole lids: Storm Drain manhole lid specifications: ASTM A 48-93, Class 35B Cast iron construction, machined flat bearing surface, removable lid with pick holes, H-20 highway load rating; lid molded with South Jordan City name and logo imprinted on lid; Provide Model A-1180 manufactured by D & L Foundry & Supply, or acceptable equal.
G. Storm Drain Inspection: All storm drain lines must be inspected via video or television camera after road base has been placed and before asphalt is laid.
H. Storm Drain Markers: Developments must provide theft-resistant permanent installation of a City-approved storm drain marker at each storm water inlet.

- "Only Rain in the Drain" markers installed anywhere storm water discharges to a retention or detention pond.
"No Dumping, Drains to River" markers installed anywhere storm water discharges to the Jordan River.
"No Dumping, Drains to Creek" markers installed anywhere storm water discharges to a Creek in the City.
"I. UPDES: A UPDES (Utah Pollutant Discharge Elimination System) permit is required for all construction activities 1 acre or more.
J. Utilities: All utilities including gas, phone, and cable in roadways must be installed prior to pavement construction.

- 4. CONCRETE
A. Curb: High back Curb will only be allowed! If slip forming, an expansion joint is required every 300 feet and at point of curvature (PC) and point of tangency (PT).
11. Asphalt: a. Marriages of asphalt shall be vertical, with complete marriage and with no gaps.
12. Pot Holes: a. Any potholes and cracks shall be cut out to the satisfaction and discretion of the Operations Director and City Engineer or their designee and patched and crack sealed.
13. Any damage caused by any machinery or equipment shall be repaired or replaced to the satisfaction of the Operations Director and City Engineer or their designee.

- 7. STREET SIGNS: The City of South Jordan Engineering Department approves placement and design of all signs. Developer is responsible for installation of his own signs.
8. PARKSTRIPS (Collector Streets Only): The City of South Jordan Parks Department approves installation and acceptance of all parkstrips. Before installation, the Developer/Contractor must submit irrigation plans and parkstrip improvements to the city associate engineer.
9. FENCING: Collector street fencing must meet the current city ordinances and if fence exceeds 6' developer/contractor shall obtain SJC building permit.
10. DUST CONTROL/CLEAN PAVEMENT: Water truck must be on site if necessary, to prevent excess dust from blowing.
11. CLEAR ZONE: A 30' snow zone must be allowed for at the end of all cul-de-sacs.
12. PROPERTY MARKERS: Before any excavation is started for building foundations, all property corners must be surveyed and marked.
13. BOND RELEASES: All bond release requests must be submitted in writing to the City of South Jordan Engineering Department.
14. CONSTRUCTION SCHEDULE: The Contractor must provide the City of South Jordan Public Services Department with a Construction Schedule.
15. WORK HOURS: Contractor shall work South Jordan City's regular working hours of Monday through Friday 7:00 am to 4:00 pm.

- B. Sidewalk: Compact subgrade to 96% of maximum density. 6" of base, compacted to 96% of maximum density is required. Concrete thickness will be 5". Sidewalk will be scored to depth of between 1/8" to 3/4" deep every 6' for a 6' wide sidewalk, or score lines shall be placed at intervals equal to the width of the sidewalk.
5. STREETS
A. Collector Streets: The section for collector streets is as follows: 16" of road base (from TBC to TBC) 5" of 3/4" size asphalt mix (AC 20).

The above section may be modified if a professional engineer using the ASSHTO 1993 Guide for Pavement Design Structures (actual CBR values must be determined) calculates that a different section is adequate. In no case shall the section of a collector street be less than 4" of asphalt over 8" of roadbase.
A deflection test must be performed on the subgrade before any base material is placed. Any soft or pumping areas will be removed and replaced with bank run material at engineering inspectors' judgment. Compaction tests are required on finish base and asphalt grades. Finish base and asphalt grades, must have an average density of 96% maximum density using modified proctor on roadbase and Marshall method on asphalt. Ambient temperature must be 45° F and rising in order to place asphalt. Asphalt placement between October 1st and April 1st must have City Engineers approval.

- B. INTERIOR STREETS: The section for interior streets is as follows, unless a soils report using ASSHTO 1993 Pavement Design indicates a different section is adequate: 14" of road base 3.5" of 1/2" size asphalt mix (AC 20).

The above section may be modified if a professional engineer using the ASSHTO 1993 Guide for Pavement Design Structures (actual CBR values must be determined) calculates that a different section is adequate. However, in no case shall the section of an interior street be less than 3" of asphalt over 8" of roadbase.
Testing procedures for interior streets are the same as collector streets.

- C. PROOF ROLL: Proof roll must be performed by Developer/Contractor's Engineer and witness by Developer's licensed Geotechnical Engineering consultant and SJC Inspector.
D. ASPHALT PAVEMENT TOLERANCES: Reference Table 4 - Roughness Tolerance of Section 3.6 of Asphalt Paving 32 12 16 of the APWA 2007 Manual of Standard Specifications.

6. PUNCH LIST ITEMS (STREETS DIVISION)

- 1. Sidewalks and Curb & Gutter shall be replaced if there is more than a 1/2 inch settlement or heave in a 4 inch section.
2. Sections with Concrete Spalding shall be replaced. Sections shall be replaced from cold joint to cold joint
3. Sections with Concrete Chips more than 1/2 inch deep and 3 inches across shall be replaced as follows:
a. 0 - 1/2 inch deep and 0 - 3 inches across use seca flex 123
b. 3 or more chips shall be replaced. The entire section from cold joint to cold joint shall be replaced.
4. Cracks in concrete other than brake lines shall be replaced.
5. Trip Hazards:
a. More than 1/4 inch vertical hazard shall be replaced.
b. 1/4 inch expansion joint vertical hazard shall be cut down.

- 6. Wheel Chair Ramps
a. Brake lines shall be no more than 4 feet apart (lateral and longitude).
b. Truncated domes must be installed to meet ADA and/or South Jordan City Standard Specifications.
c. The maximum gap between the ramp and sidewalk and curb & gutter shall be no larger than 1/2 inch.
7. Concrete rings around manholes and valves shall be 1/2 inch below the final asphalt elevation.
8. All sidewalks and Curb & Gutter shall be completely backfilled to within 3 inches of the Top Back of Curb (TBC) and within 3 inches of the top of sidewalk.
9. Concrete and asphalt must make a complete marriage per APWA specifications.

- 10. Storm Drains:
a. All debris, including framing, shall be cleaned out in storm drains and manholes.
b. All grouping of storm drains and manholes shall make a complete marriage.
c. All lids and grates shall be easily removed.

- 11. Asphalt:
a. Marriages of asphalt shall be vertical, with complete marriage and with no gaps. Marriage will be cracked sealed and not be more than 1/2 inch higher than existing asphalt and/or concrete.
12. Pot Holes:
a. Any potholes and cracks shall be cut out to the satisfaction and discretion of the Operations Director and City Engineer or their designee and patched and crack sealed.

- 13. Any damage caused by any machinery or equipment shall be repaired or replaced to the satisfaction of the Operations Director and City Engineer or their designee.

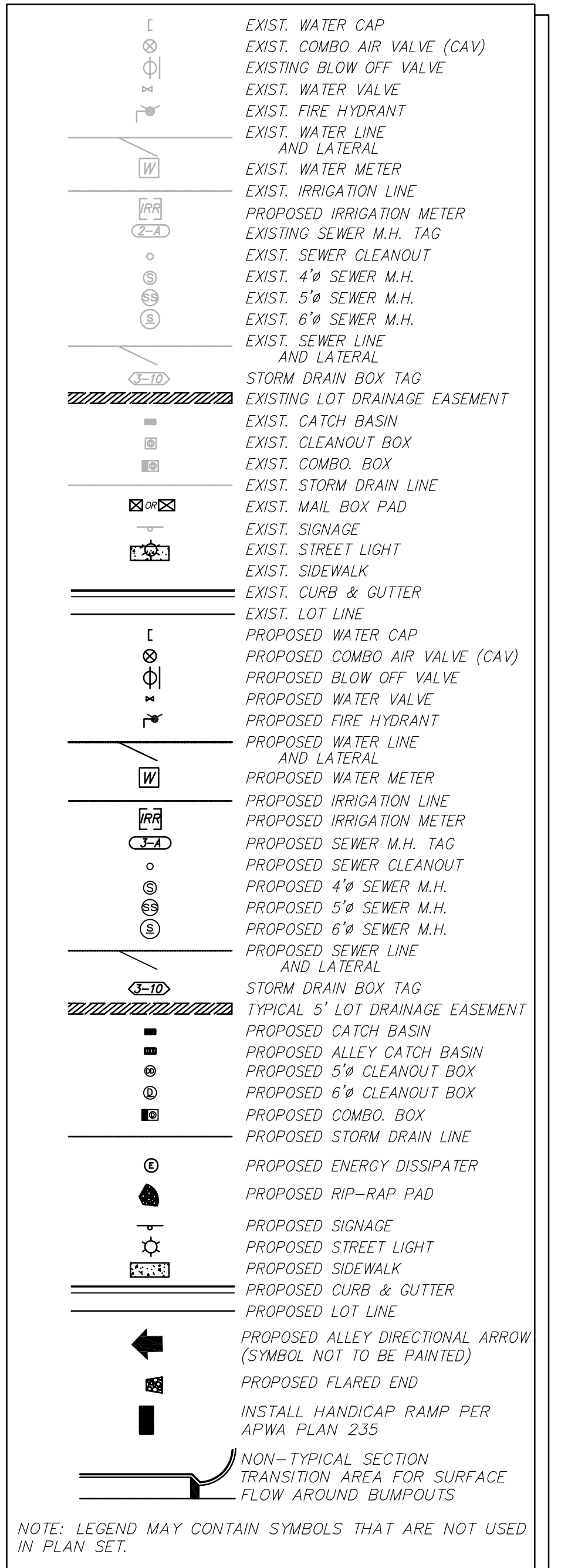
- 8. PARKSTRIPS (Collector Streets Only): The City of South Jordan Parks Department approves installation and acceptance of all parkstrips. Before installation, the Developer/Contractor must submit irrigation plans and parkstrip improvements to the city associate engineer. A 90% inspection will be performed when all work is completed, and a Final inspection will be required when the 2-year maintenance/guarantee period is complete. 90% and 100% Inspections for punch lists from October 15 - April 15 may be dependant upon weather.

SOUTH VALLEY SEWER DISTRICT GENERAL NOTES

- 1. All sanitary sewer construction shall comply with South Valley Sewer District's Design Standards and Construction Specifications.
2. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
3. Four feet of cover will be required over all sewer lines.

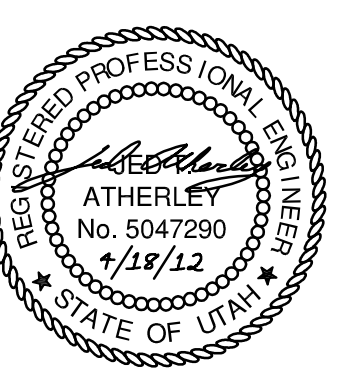
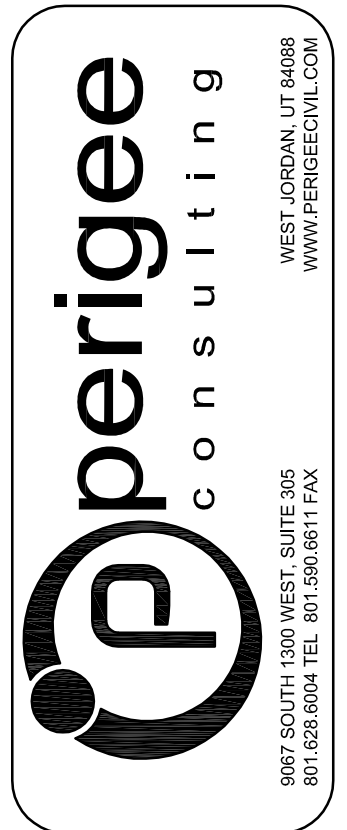
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Datum: Salt Lake County
Description: Monument at the intersection of Black Twig and Marjoram

LEGEND:



ABBREVIATION: Table listing symbols and their corresponding names, such as APWA (AMERICAN PUBLIC WORKS ASSOC.), AC (ASPHALTIC CONCRETE), APPR. (APPROXIMATELY), ARV (AIR RELEASE VALVE), AT (BOUNDARY), BDRY (BEGIN VERTICAL CURVE), BRG (BEARING), BW (BOTTOM OF WALL), CB (CATCH BASIN), CL OR C (CENTERLINE), CMP (CORRUGATED METAL PIPE), C.O.B. (CLEANOUT BOX), CONC (CONCRETE), DT (DETAIL), DIA (DIAMETER), DIP (DUCTILE IRON PIPE), DIST (DISTANCE), EA (EACH), EG (EXISTING GRADE), EP (EDGE OF PAVEMENT), EVC (END OF VERTICAL CURVE), ELEV (ELEVATION), EASMT (EASEMENT), EXIST (EXISTING), EXP. (EXPIRATION), FF (FINISH FLOOR), FH (FIRE HYDRANT), FIN (FINISH), FL (FLOWLINE), FT (FEET), GB (GRADE BREAK), HP (HIGH POINT), HORIZ (HORIZONTAL), HYD (HYDRANT), ID (INSIDE DIAMETER), I.E. (INVERT ELEVATION), IRR (IRRIGATION), L (LENGTH), L.F. (LINEAR FEET), LP (LOW POINT), MAX (MAXIMUM), MH (MANHOLE), MIN (MINIMUM), N (NORTH), NIC (NOT IN CONTRACT), NTS (NOT TO SCALE), ON (ON CENTER), OH (OVERHEAD), PC (POINT OF CURVATURE), P.E. (REGISTERED PROFESSIONAL ENGINEER), PI (POINT OF INTERSECTION), PL (PROPERTY LINE), POC (POINT ON CURVE), PP (POWER POLE), PRC (POINT OF REVERSE CURVE), PRV (PRESSURE REDUCING VALVE), PSI (POUNDS PER SQUARE INCH), PT (POINT OF TANGENT), PVC (POLYVINYL CHLORIDE), PUD (PUBLIC UTILITY & DRAINAGE EASEMENT), PUE (PUBLIC UTILITY EASEMENT), PVI (POINT OF VERTICAL INTERSECTION), PVT (POINT OF VERTICAL TANGENT), R (RADIUS), RCP (REINFORCED CONCRETE PIPE), REF (REFERENCE), R.O.W. (RIGHT-OF-WAY), SS (SANITARY SEWER), SD (STORM DRAIN), SW (SIDEWALK), SCH (SCHEDULE), SEC. (SECTION), S.F. (SQUARE FEET), SHT (SHEET), STA (STATION), STD (STANDARD), TBC (TOP BACK OF CURB), TEMP (TEMPORARY), THRU (THROUGH), TG (TOP OF GRATE), TW (TOP OF WALL), TYP (TYPICAL), VAR (VARIES), VERT (VERTICAL), WATER (WATER), W/ (WITH), WS (WATER SURFACE)

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SOUTH JORDAN CITY

Table with columns for CITY ENGINEER, DATE, and WORK DESCRIPTION.

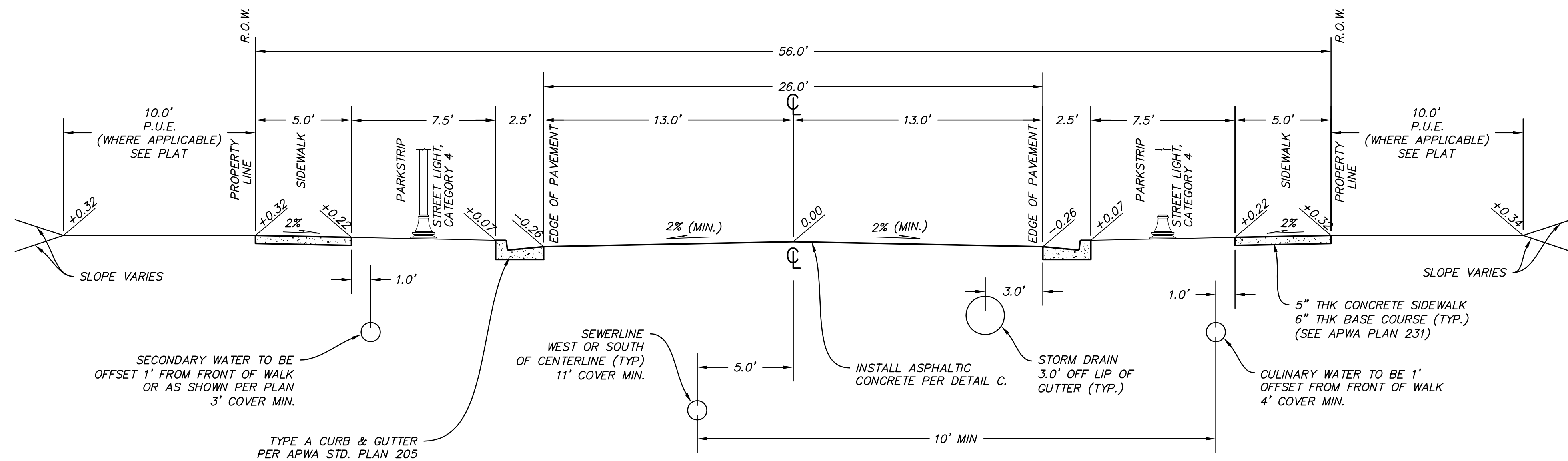
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DAYBREAK VILLAGE 3 PLAT 10B GENERAL NOTES

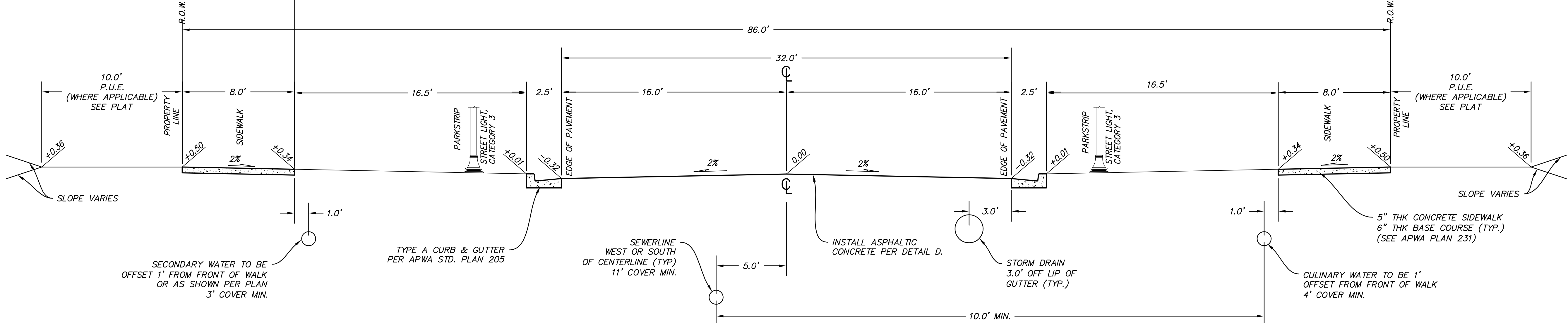
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ROADWAY SECTION NOTES:

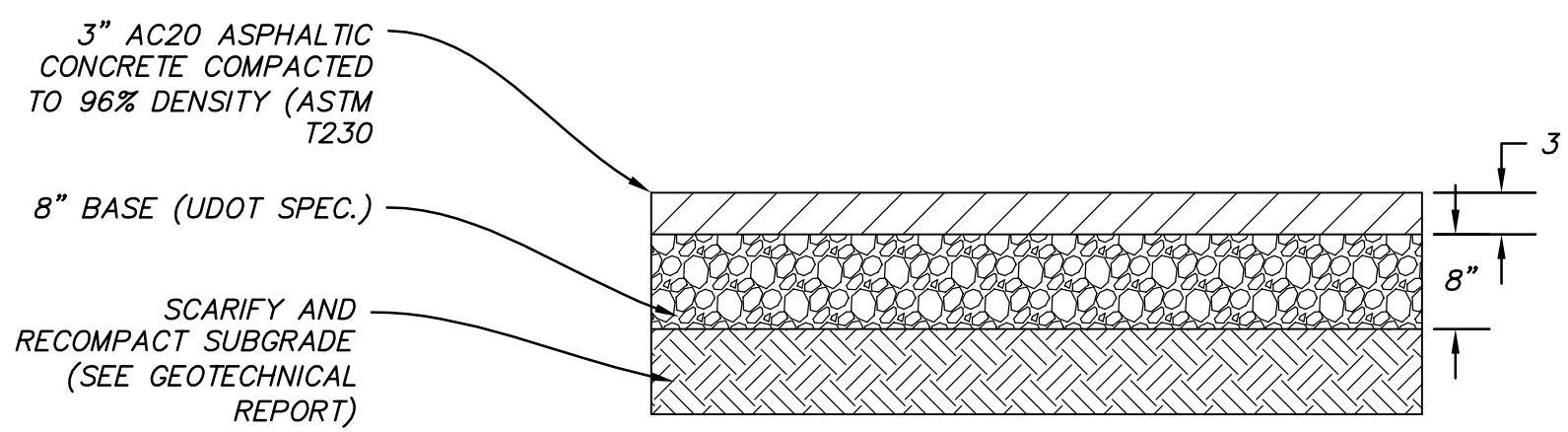
1. ALL ROADS HAVE CUT AND FILL SLOPES OF 3:1 UNLESS NOTED ON PLANS. ALL FILLS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT.
2. CONTRACTOR TO COMPLY WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT REGARDING SITE PREPARATION, GRADING, COMPACTION ETC.
3. ALL STREET LIGHTS SHALL BE INSTALLED WITH LIGHT CONCRETE PEDESTAL AS PER SOUTH JORDAN CITY STANDARD DETAIL, "STREET LIGHT DETAIL, LIGHT PEDESTAL DETAIL, CATEGORY 1, 2, 3 & 4."
4. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 96% OR GREATER.
5. SIDEWALK AND PARK STRIP LOCATIONS VARY. SEE STREET PLANS FOR SIDEWALK LOCATIONS.
6. COLD WEATHER PAVING APPROVAL WILL BE REQUIRED BY SJC AFTER OCTOBER 15



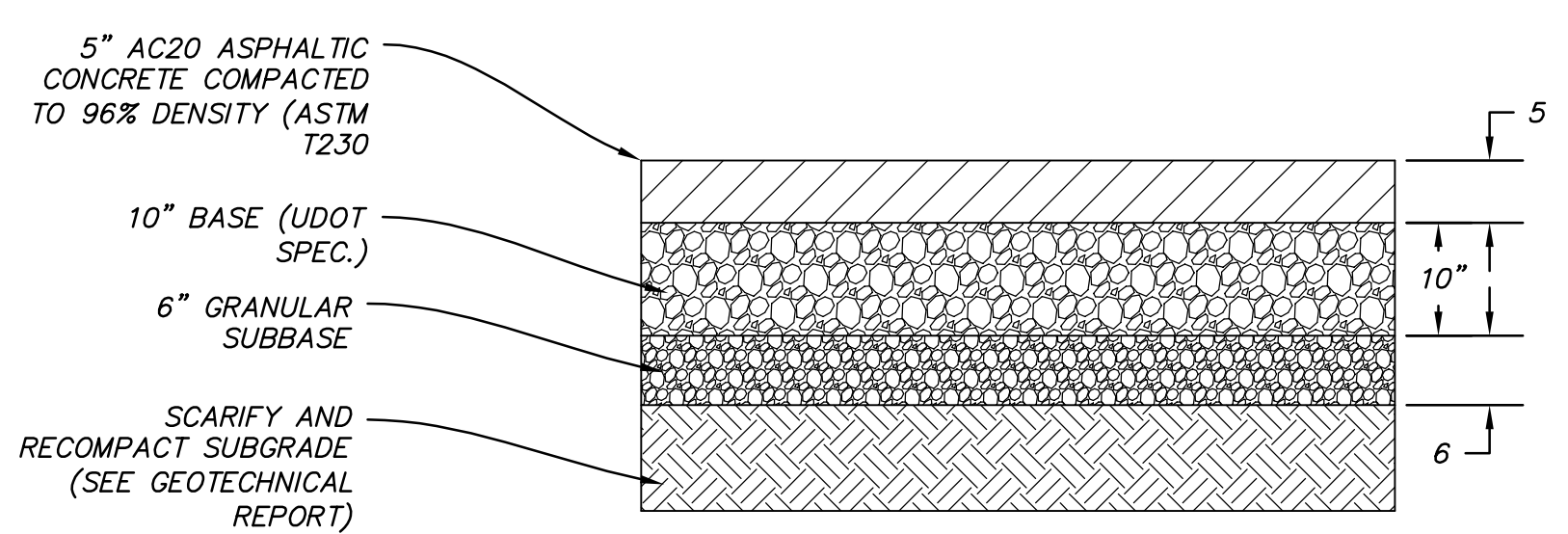
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SCALE: 1" = 4'



B CONNECTOR - 86' ROW
SCALE: 1" = 4'

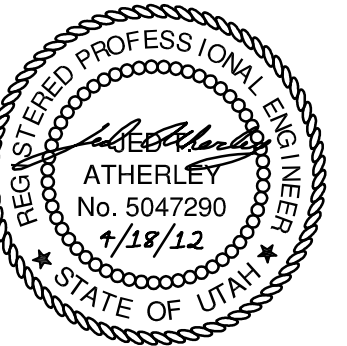
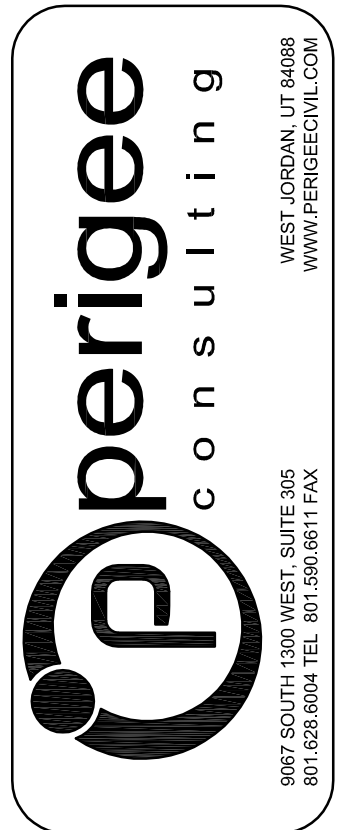


C PAVEMENT SECTION (56' ROW)
SCALE: N.T.S.



D PAVEMENT SECTION (86' ROW)
SCALE: N.T.S.

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SOUTH JORDAN CITY

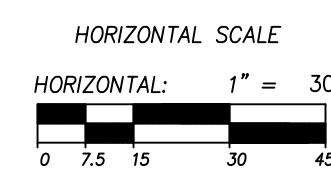
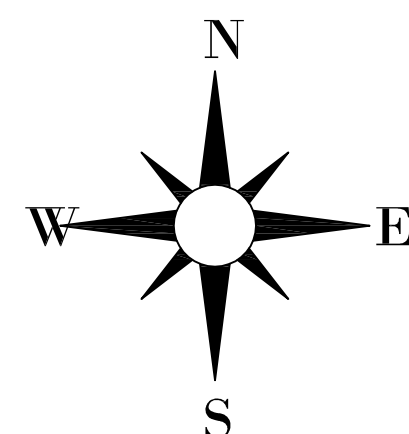
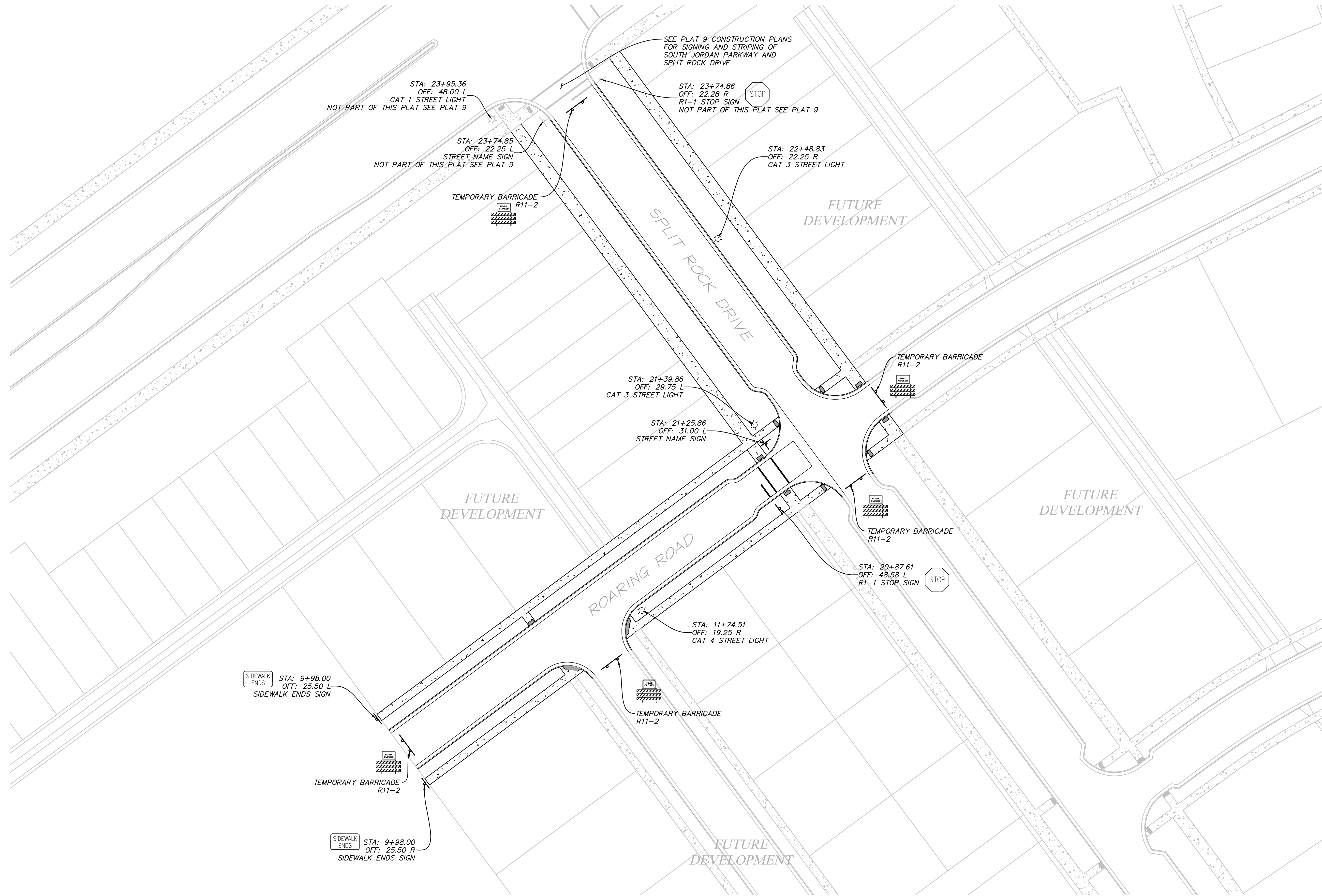
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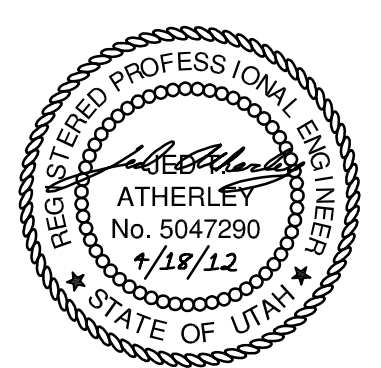
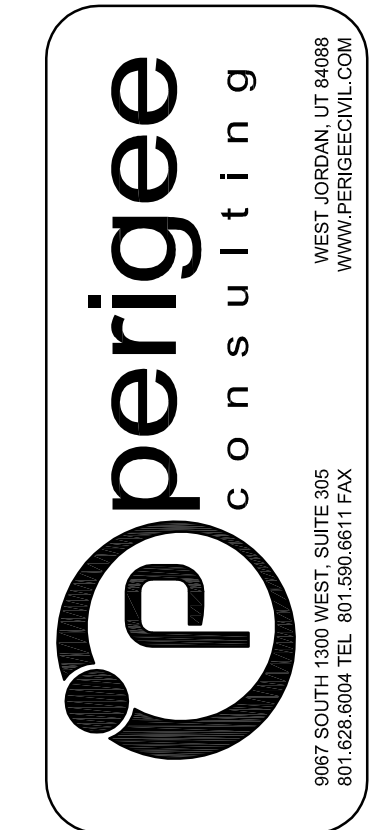
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DAYBREAK VILLAGE 3 PLAT 10B
TYPICAL ROADWAY SECTIONS

SHEET NUMBER
6
OF 22 SHEETS
DRAWING NAME
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4/19/2012 8:37:58 AM



FOR SEWER CONSTRUCTION ONLY

SOUTH JORDAN CITY

CITY ENGINEER DATE

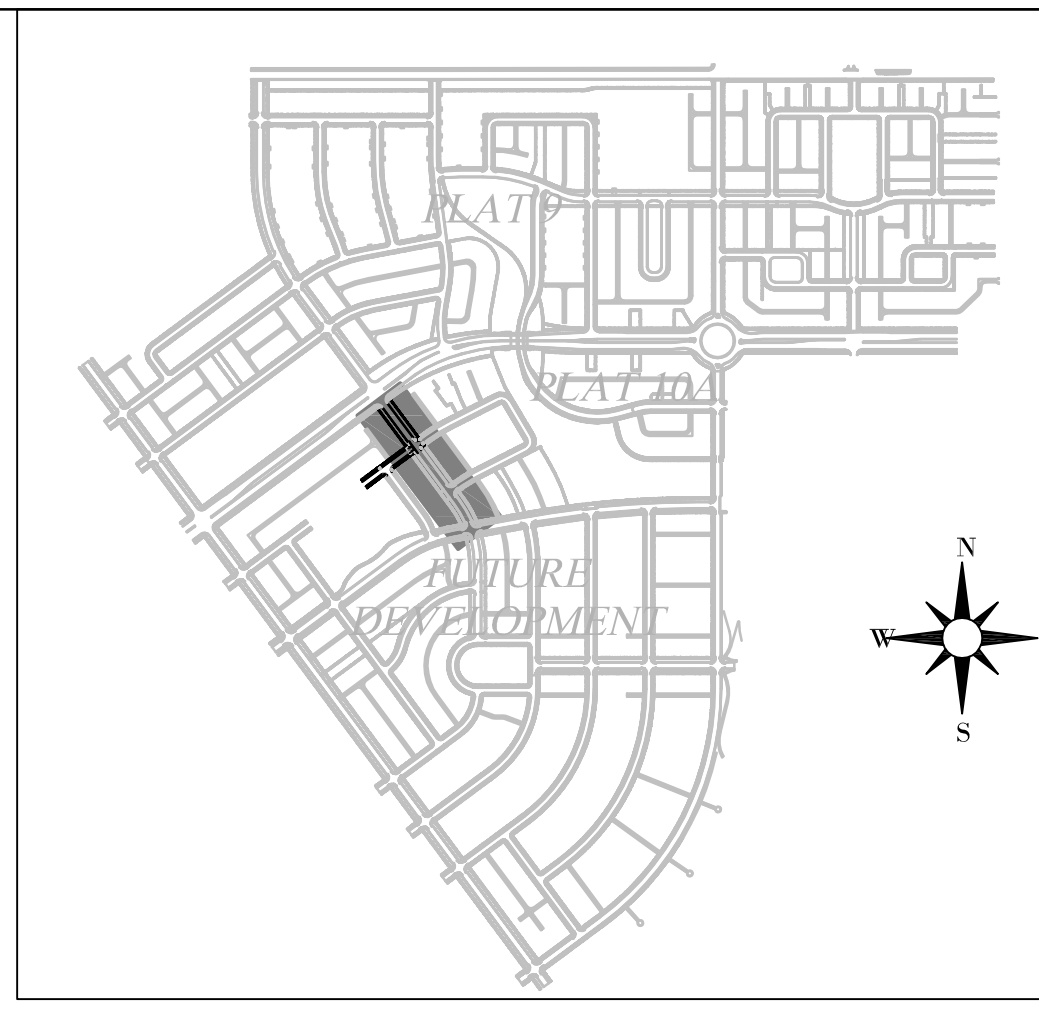
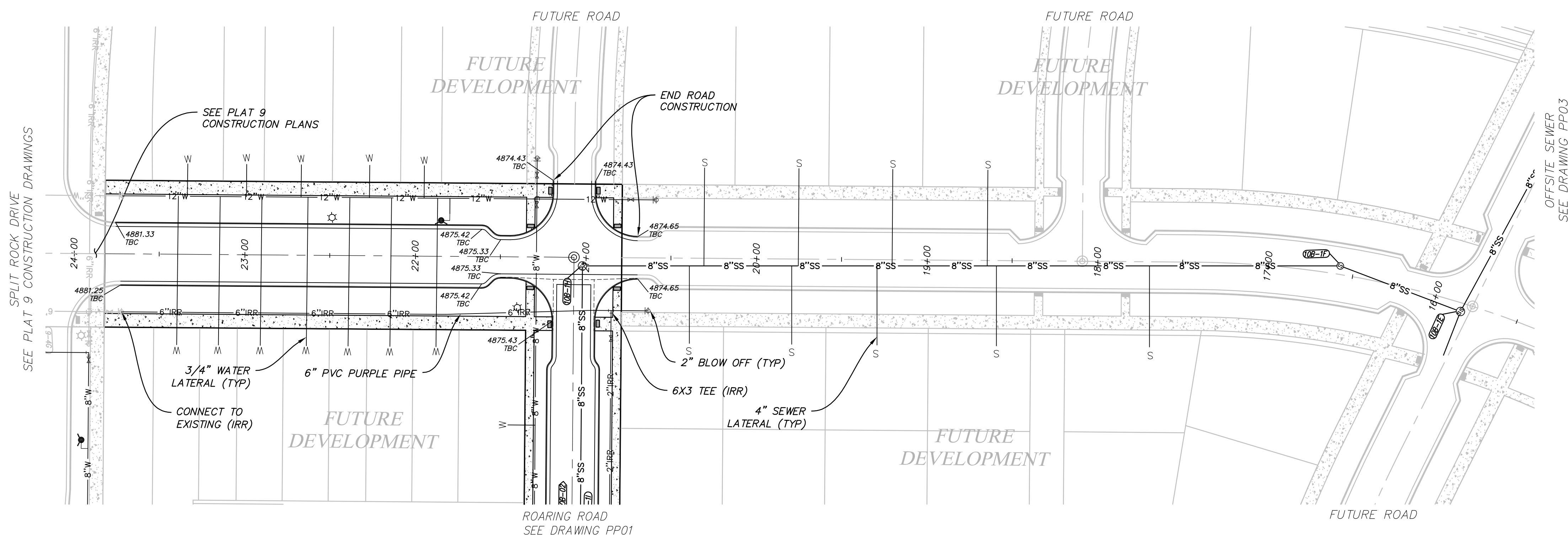
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DAYBREAK
VILLAGE 3 PLAT 10B
SIGNAGE AND STRIPING PLAN

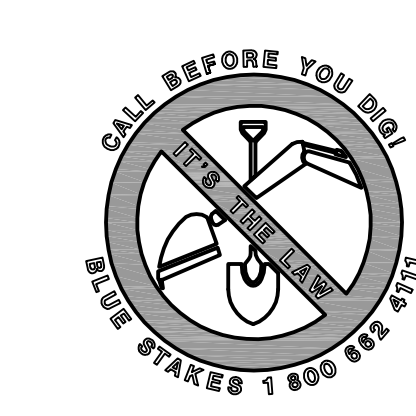
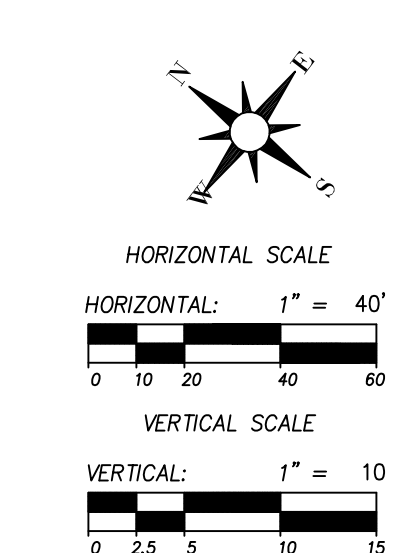
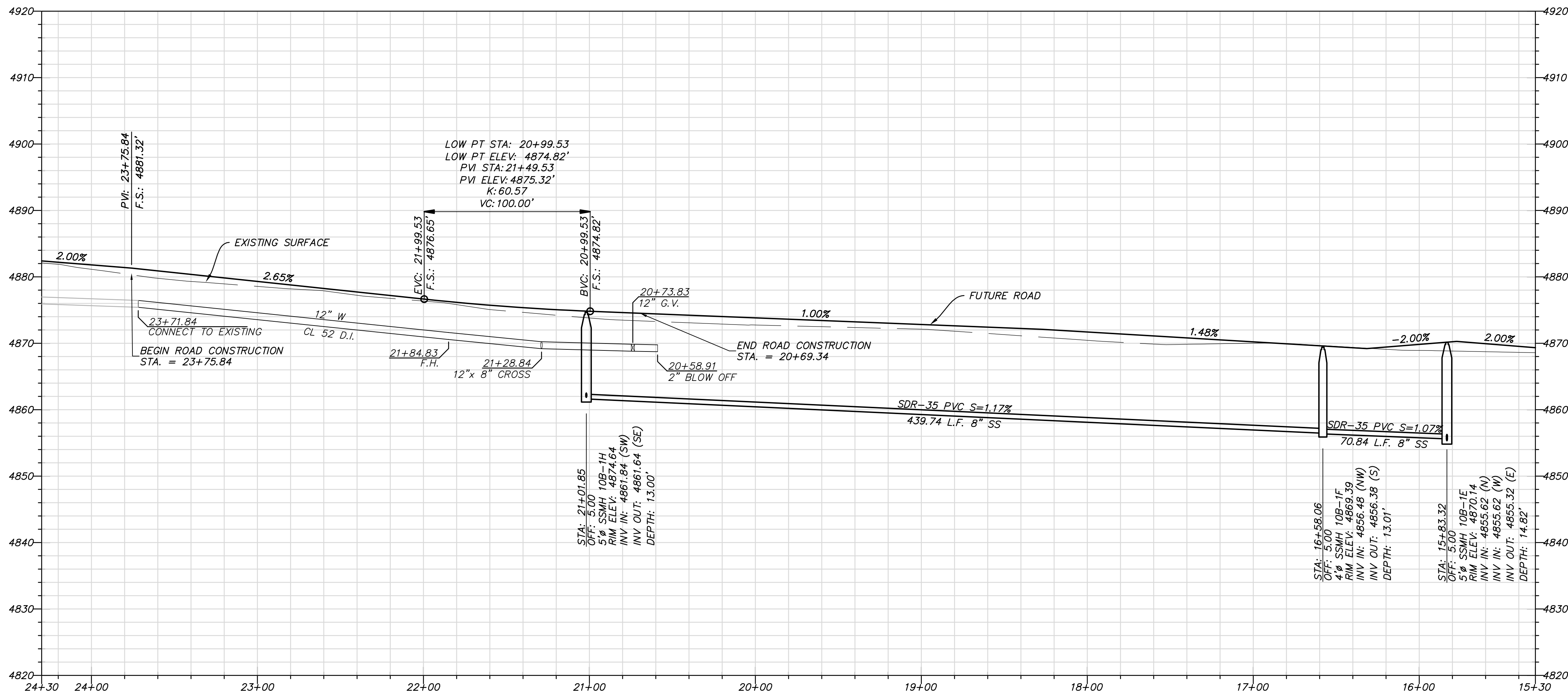
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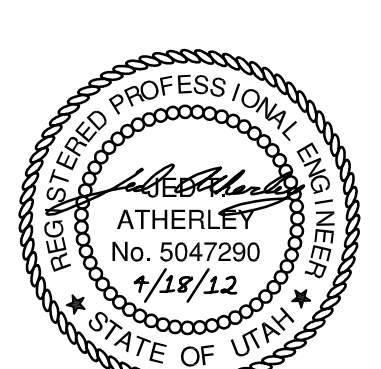
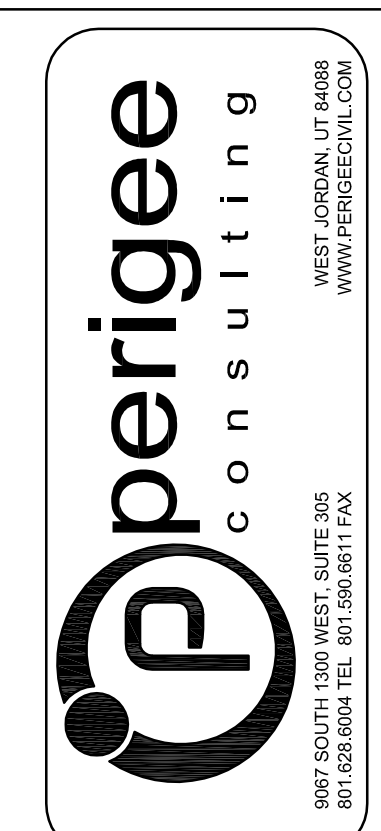


SPLIT ROCK DRIVE

STA: 24+30 TO 15+30



FOR SEWER CONSTRUCTION ONLY

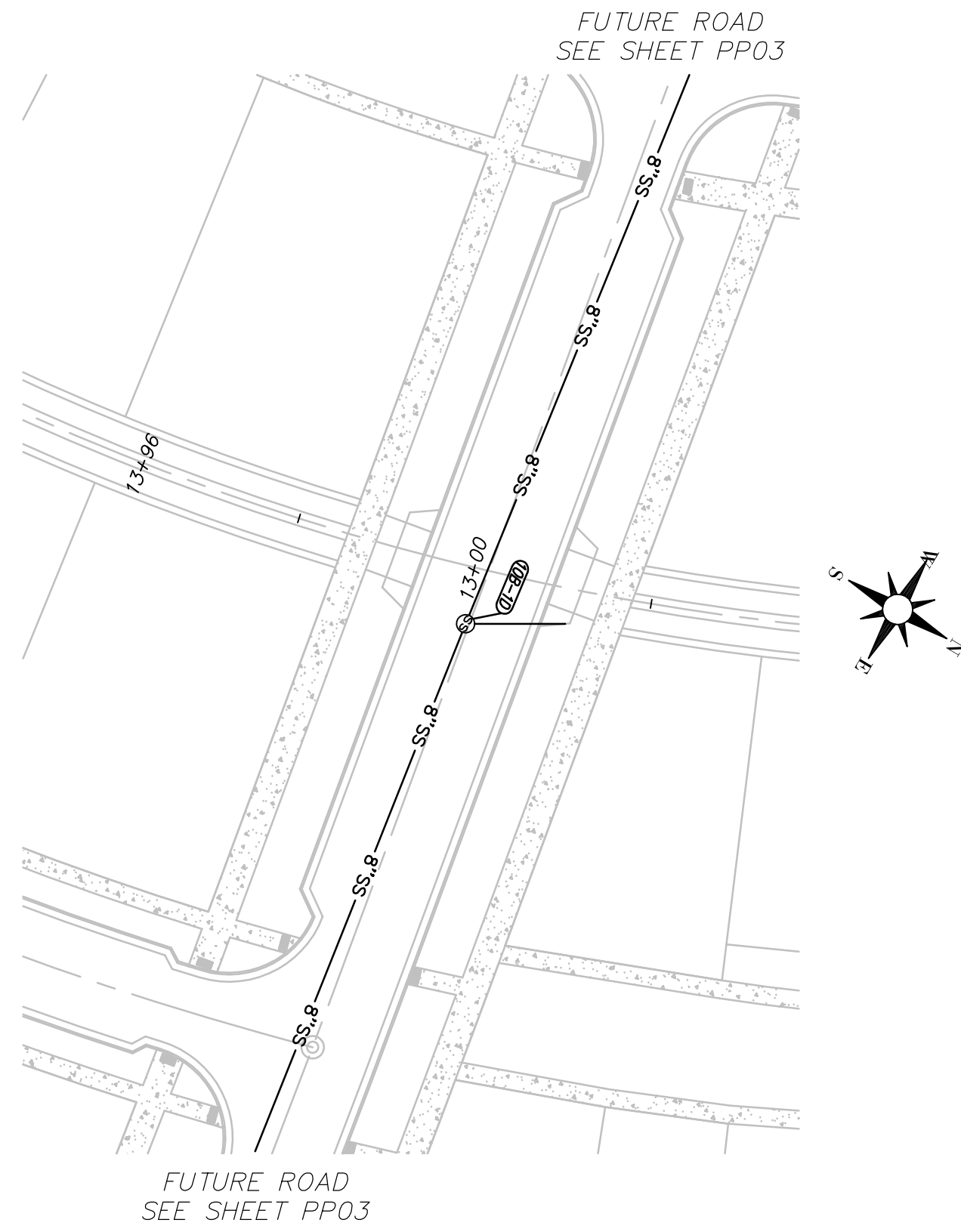


SOUTH JORDAN CITY

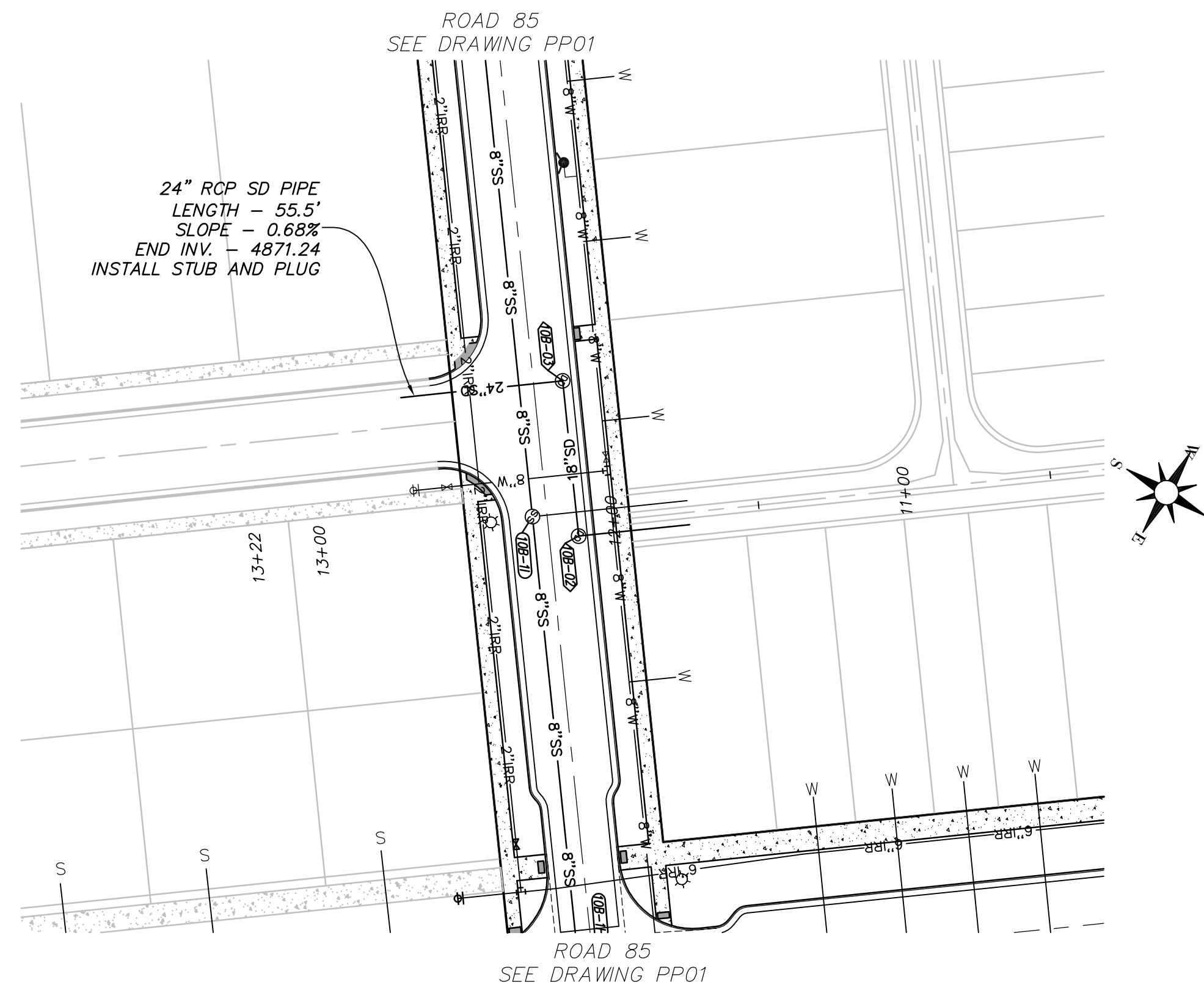
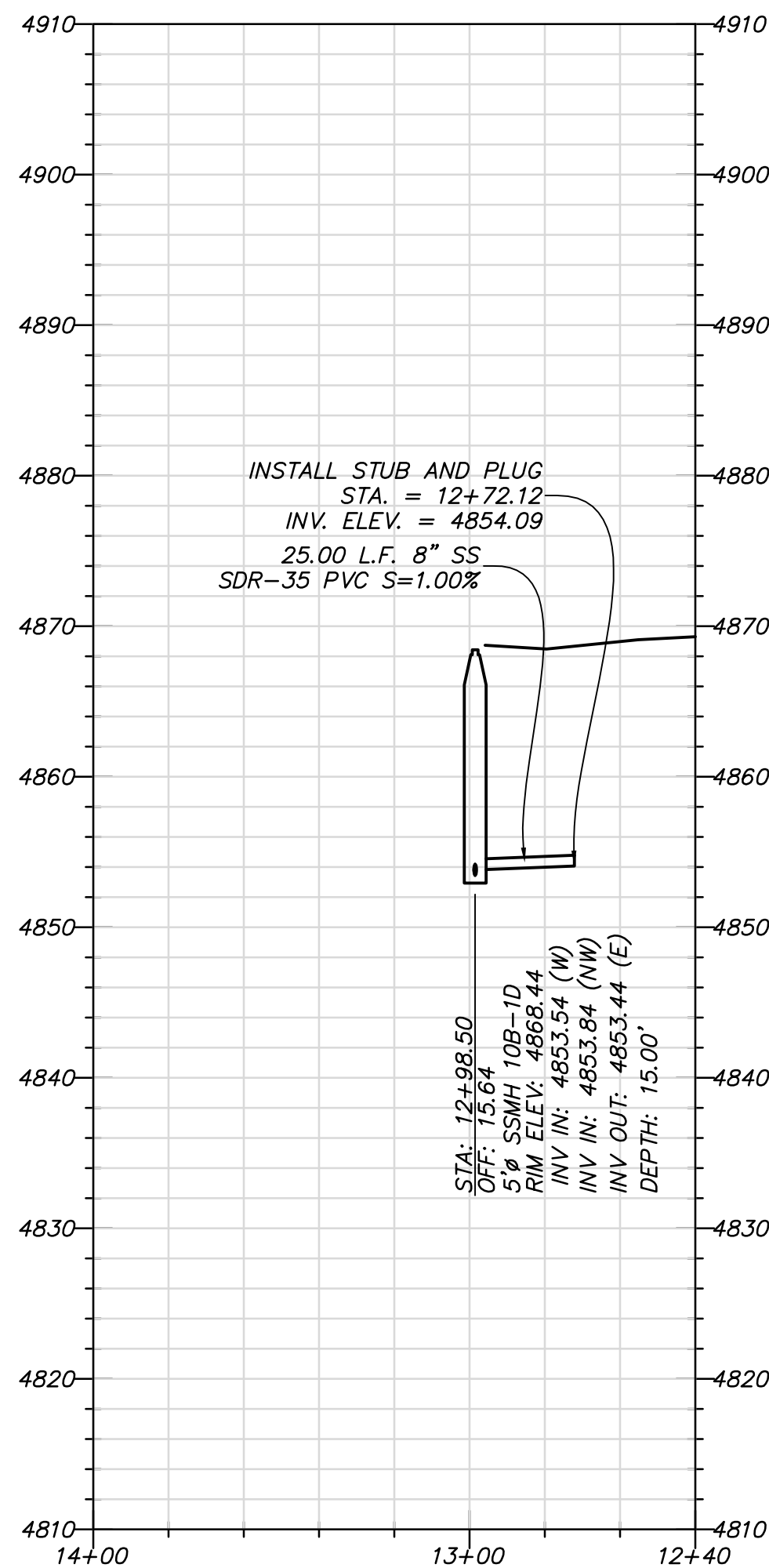
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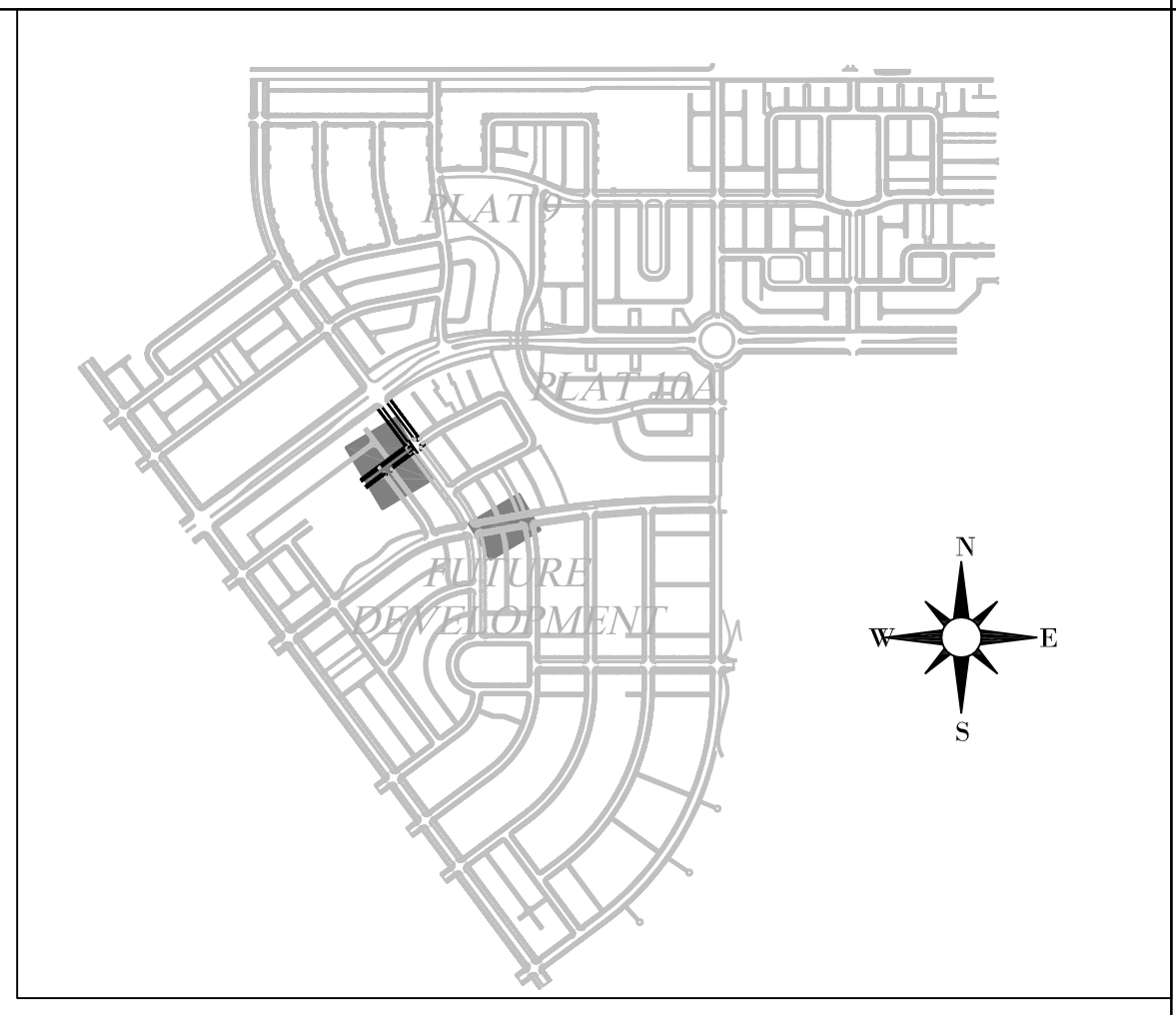
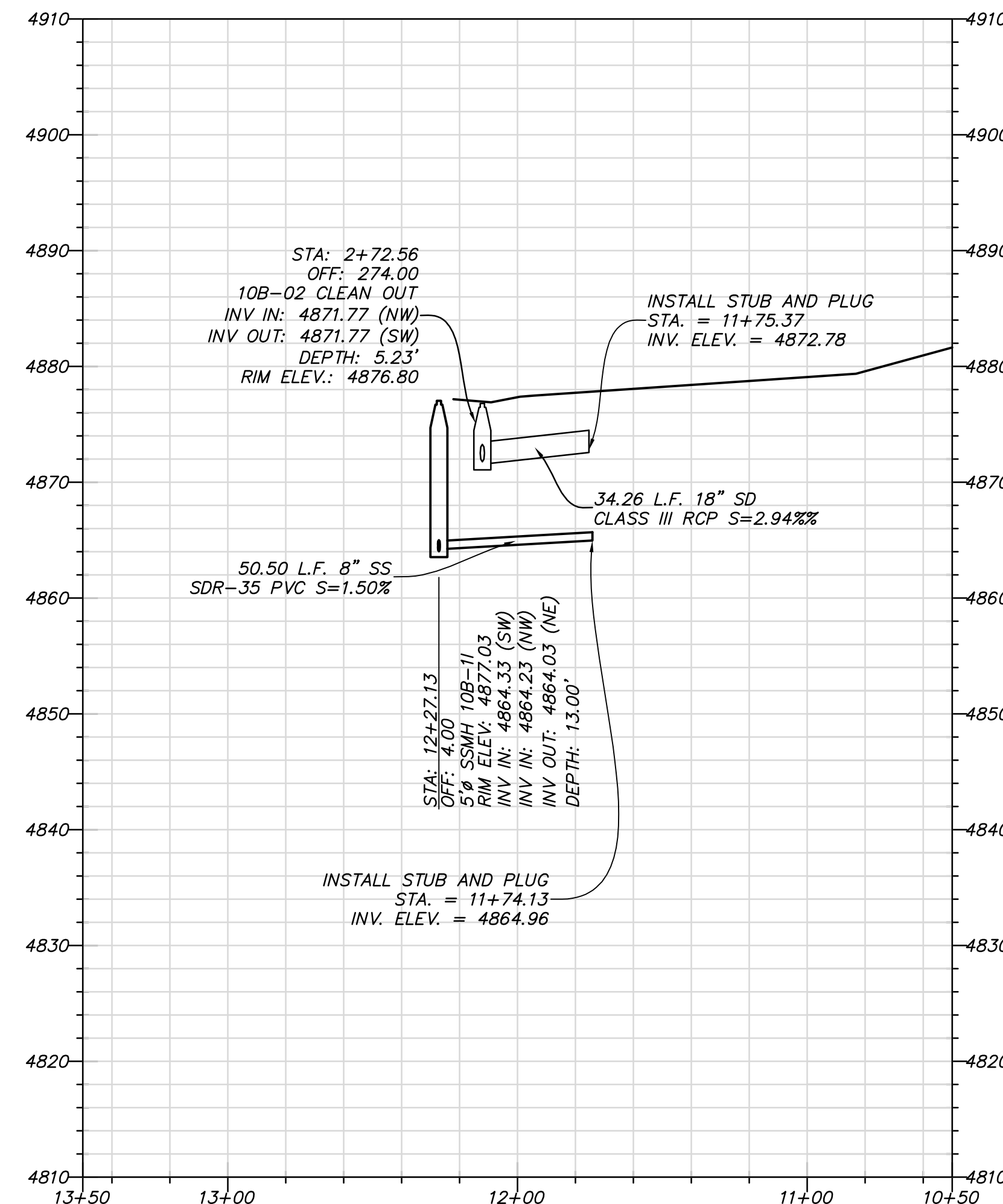
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VILLAGE 3 PLAT 10B	12
PLAN AND PROFILE	OF 22 SHEETS
SPLIT ROCK DRIVE	DRAWING NAME
	PP02



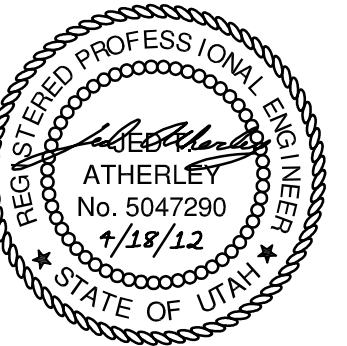
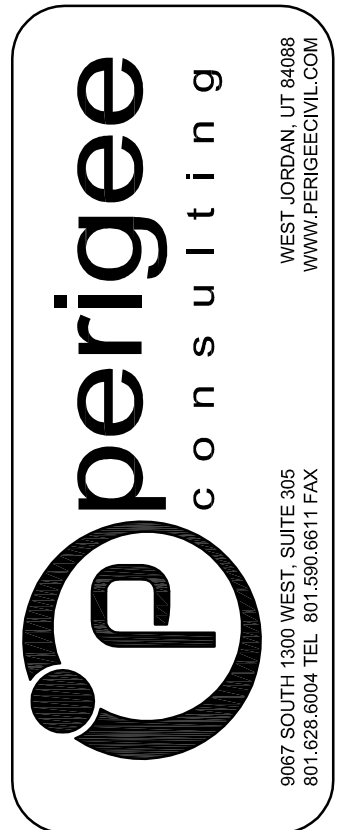
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STA: 14+00 TO 12+40



SEWER STUB 5 & STORM DRAIN
STA: 13+50 TO 10+50



KEY MAP



SOUTH JORDAN CITY

CITY ENGINEER DATE

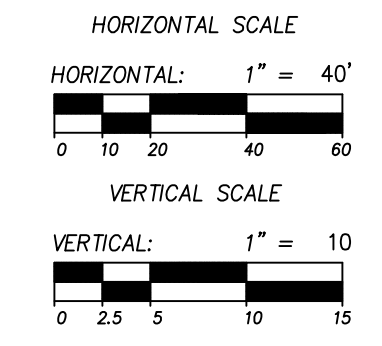
NO.	DATE	DESCRIPTION	BY

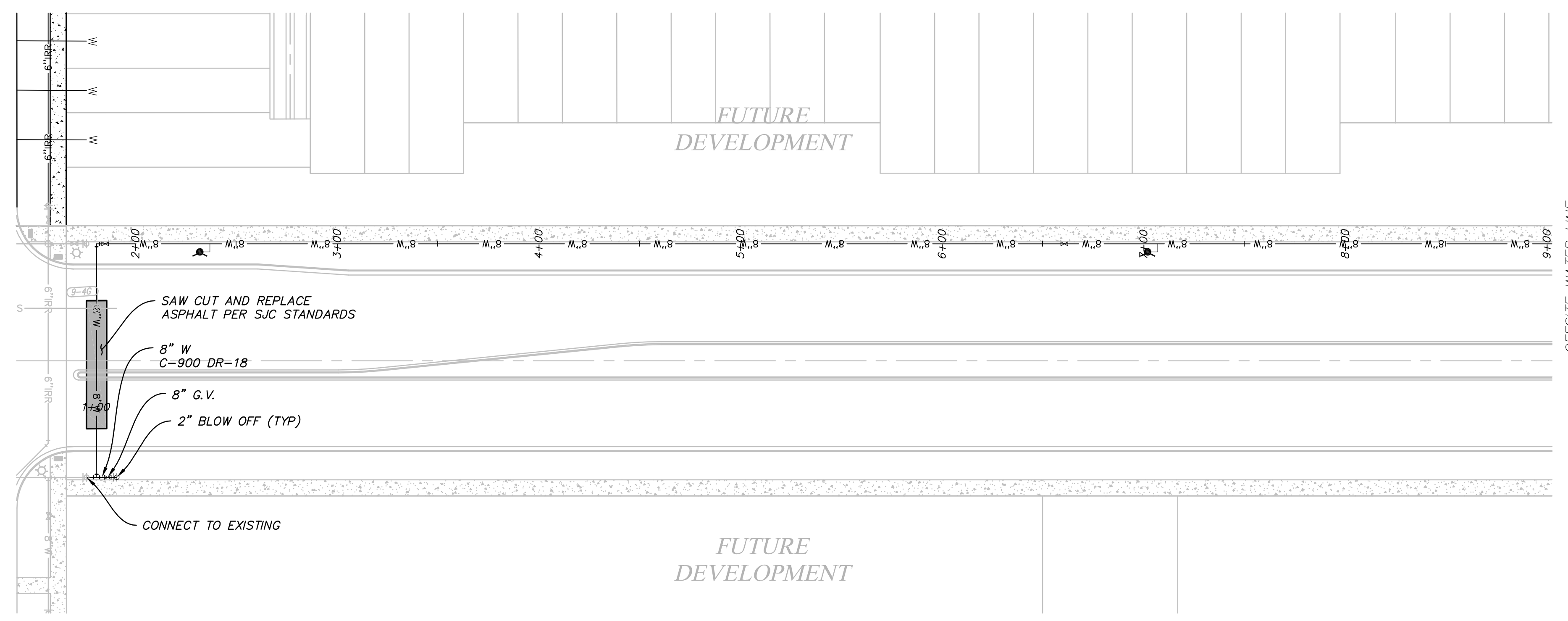
DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	SUBMITTAL NO: XXX	
SUBMITTED BY:	CONTRACT NO: 00211	
FILE NAME: N:\00182_Daybreak\000\PP\10B\CP-10B-PP-PP06	PLLOT DATE: 4/19/2012 @ 4:55 AM	
SIZE: A3	PLotted BY:	

DAYBREAK
VILLAGE 3 PLAT 10B
PLAN AND PROFILE
SEWER STUB OUTS & STORM DRAIN

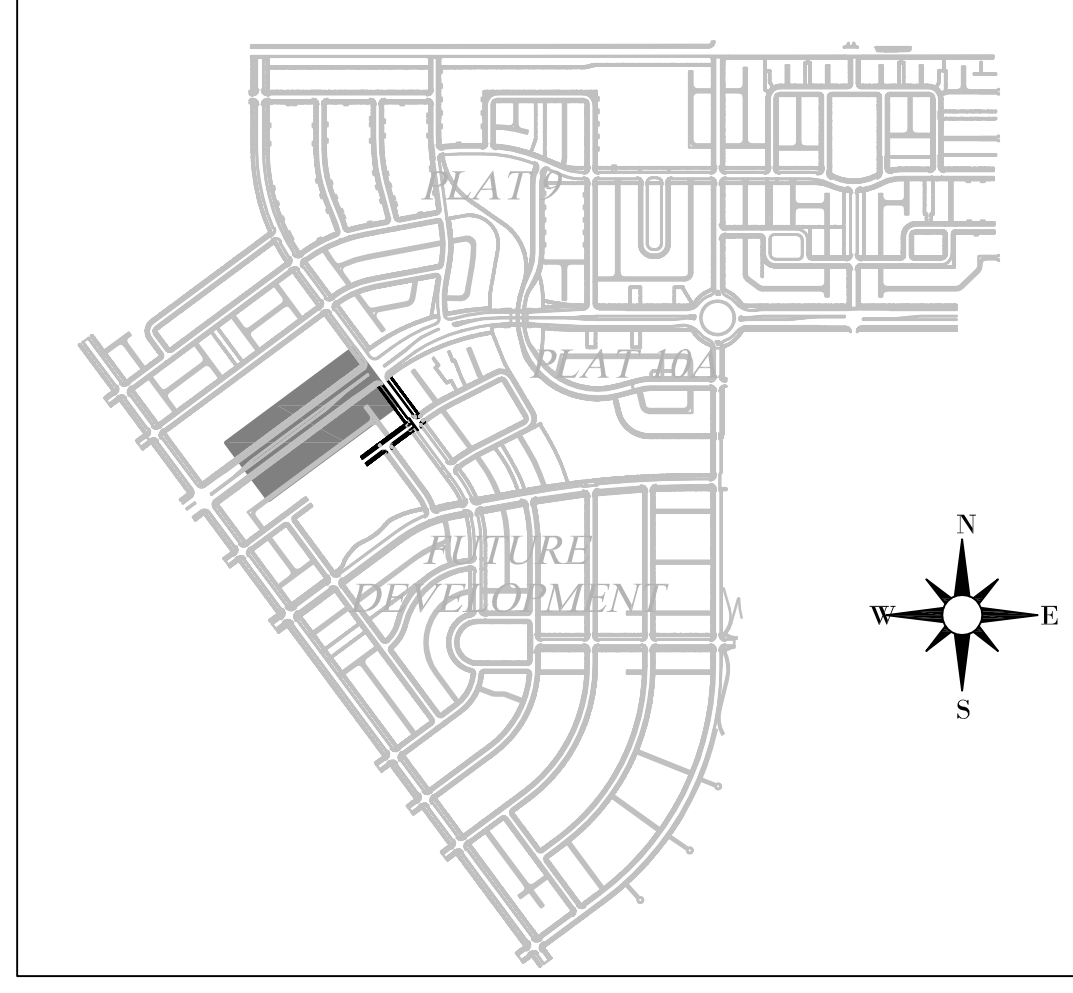
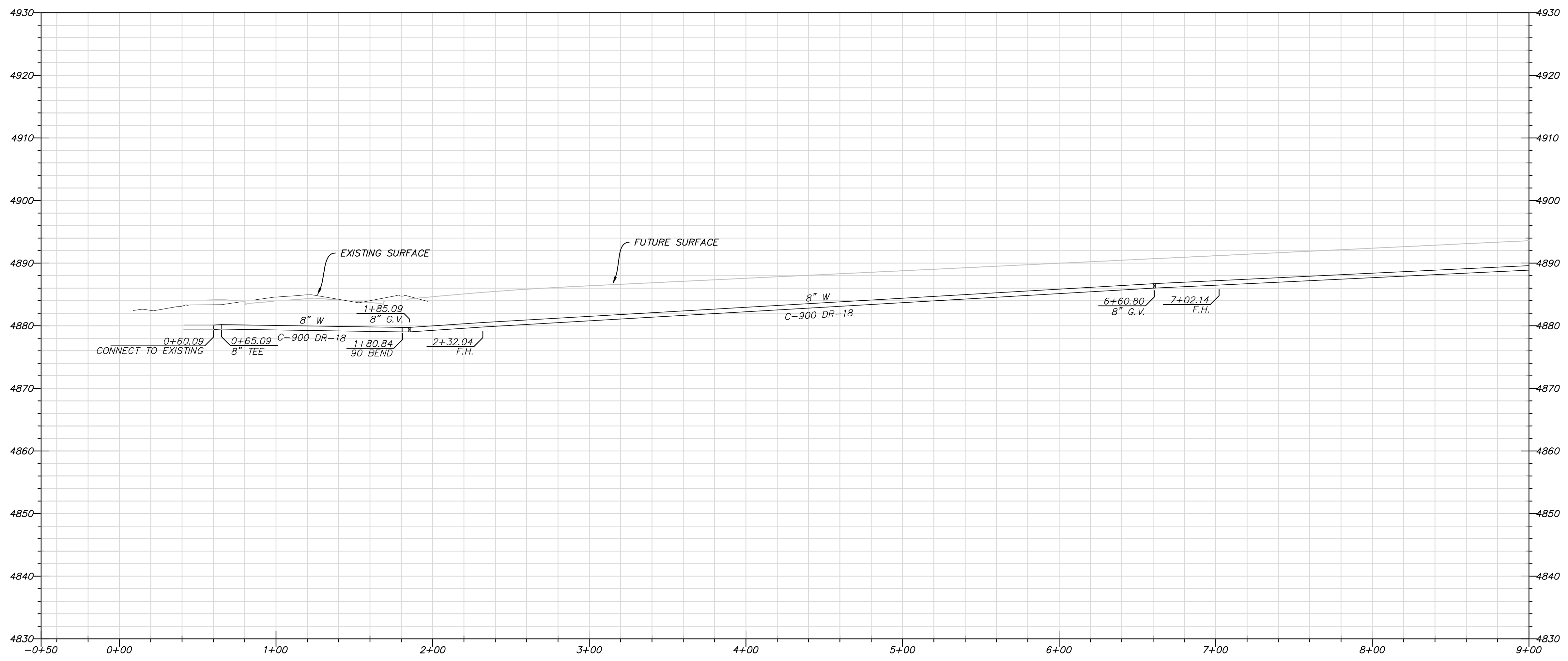
SHEET NUMBER
16
OF 22 SHEETS
DRAWING NAME
PP06

FOR SEWER CONSTRUCTION ONLY



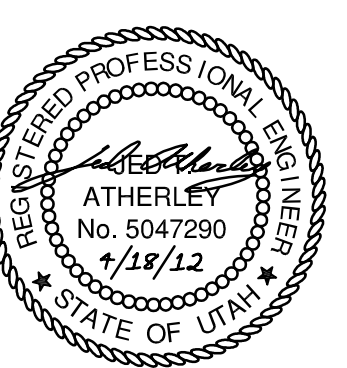
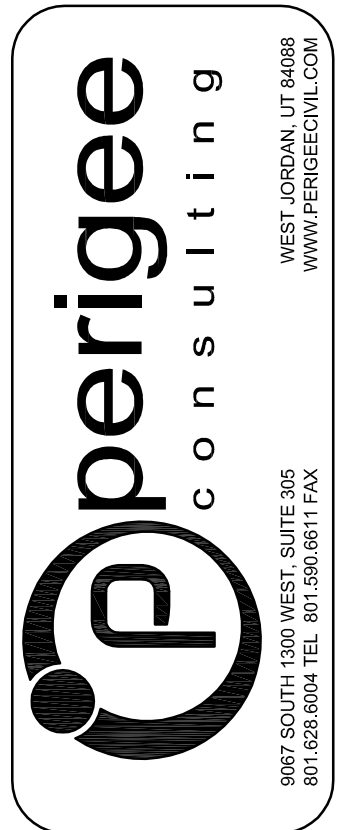


OFFSITE WATER LINE
STA: 0+00 TO 9+00



KEY MAP

FOR SEWER CONSTRUCTION ONLY



SOUTH JORDAN CITY

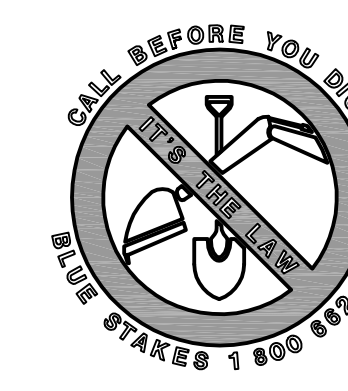
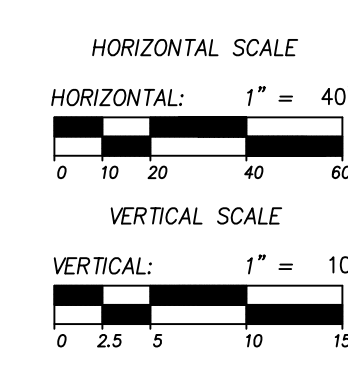
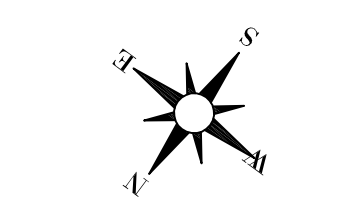
CITY ENGINEER DATE

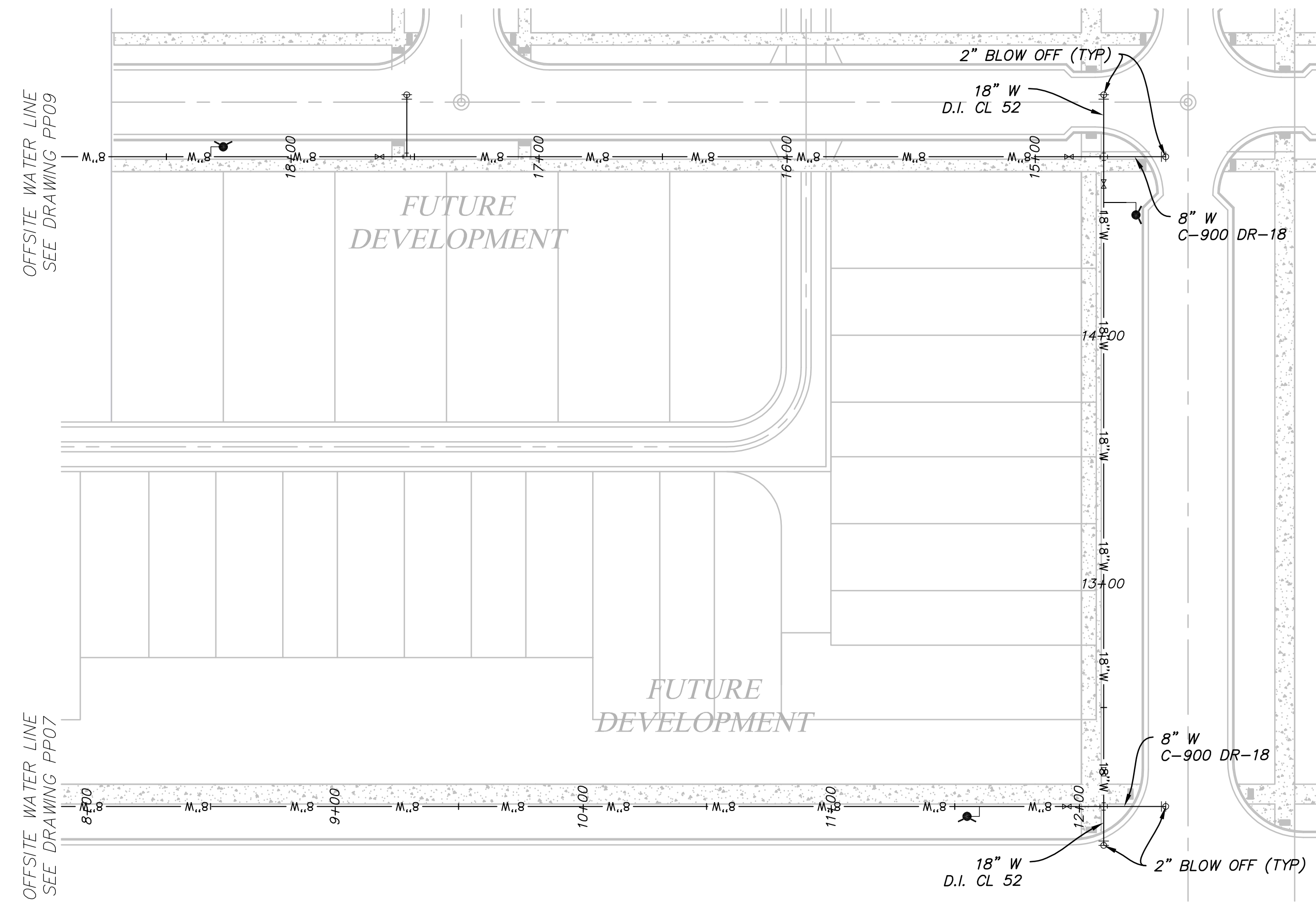
NO.	DATE	DESCRIPTION

DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	CHECKED BY: XXX	SUBSCRIPTION NO:
SUBMITTED BY:	CONTRACT NO: 00211	FILE NAME: N:\00182_Daybreak_Village3\10B\CP-17PP-PP07
DATE PLOTTED BY: N:\00182_Daybreak_Village3\10B\CP-17PP-PP07	DATE: 4/19/2012 8:42:26 AM	SIZE: A3

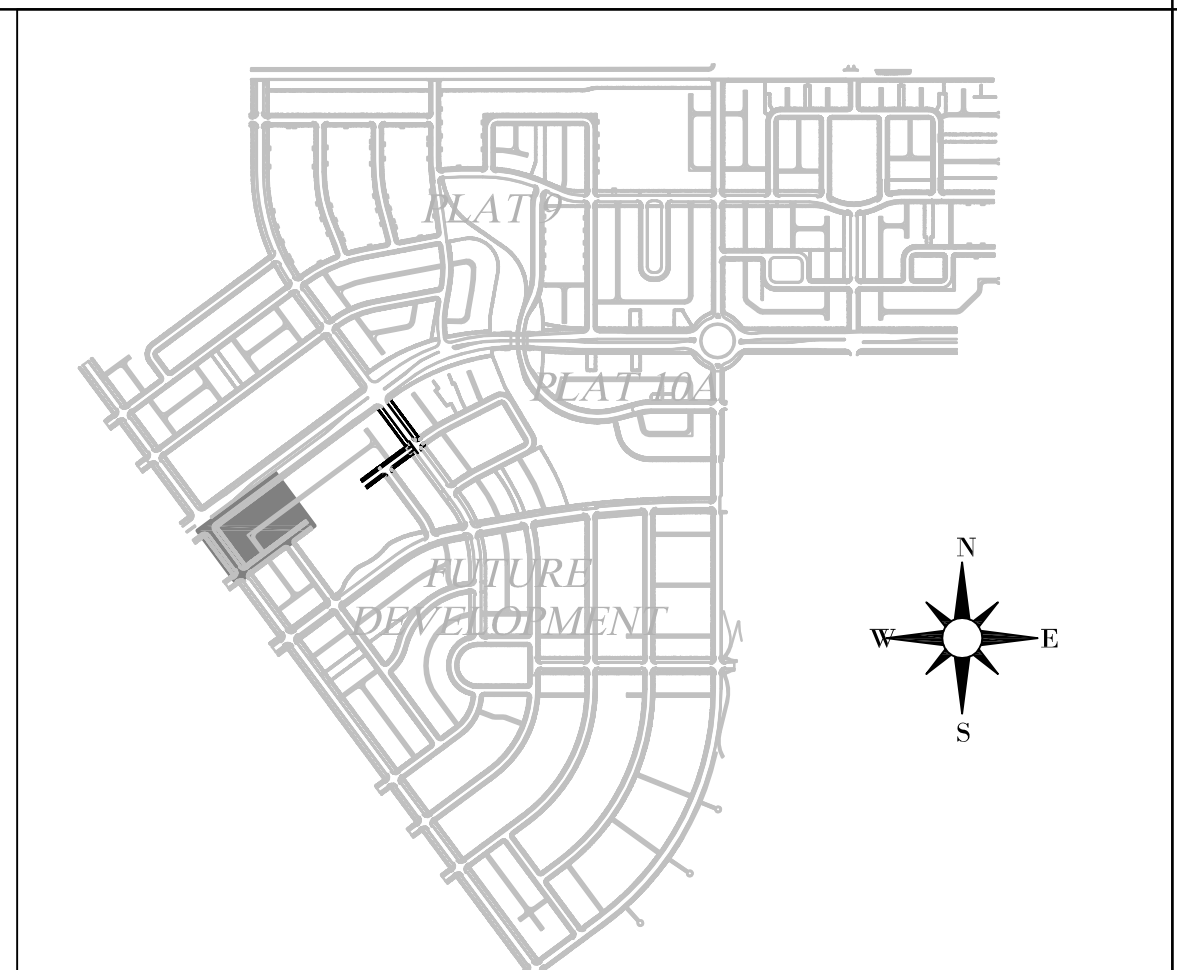
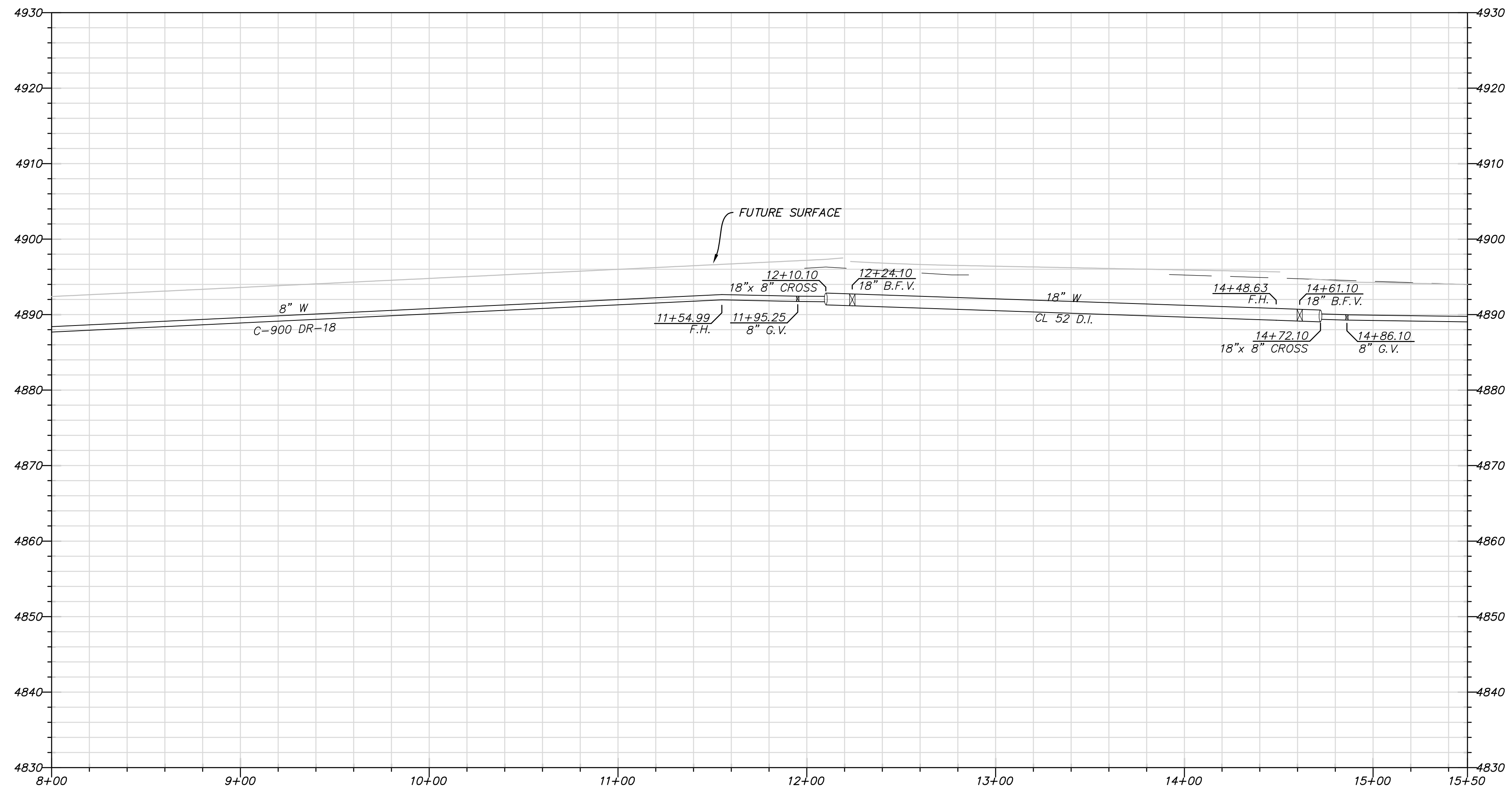
DAYBREAK VILLAGE 3 PLAT 10B
PLAN AND PROFILE
OFFSITE WATER LINE

SHEET NUMBER
17
OF 22 SHEETS
DRAWING NAME
PP07



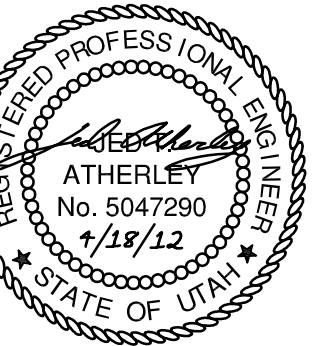
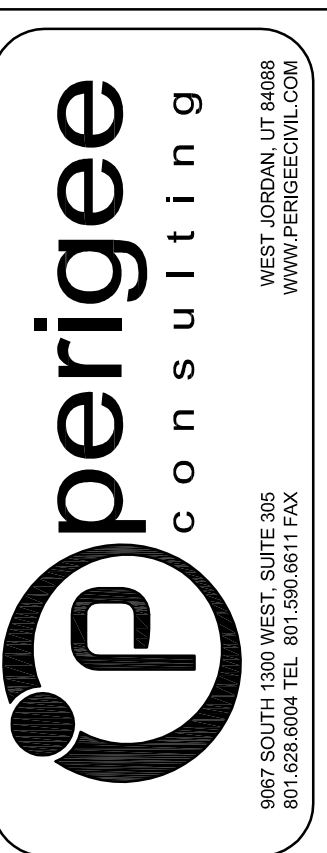


OFFSITE WATER LINE
STA: 8+00 TO 15+50



KEY MAP

FOR SEWER CONSTRUCTION ONLY



SOUTH JORDAN CITY

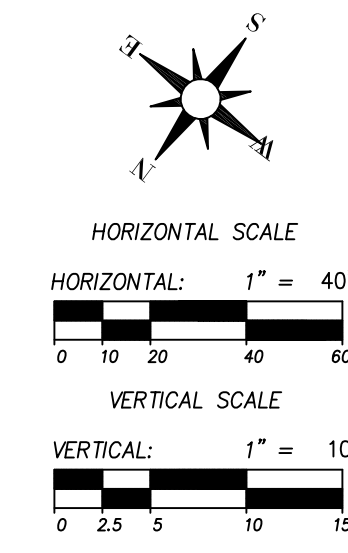
CITY ENGINEER DATE

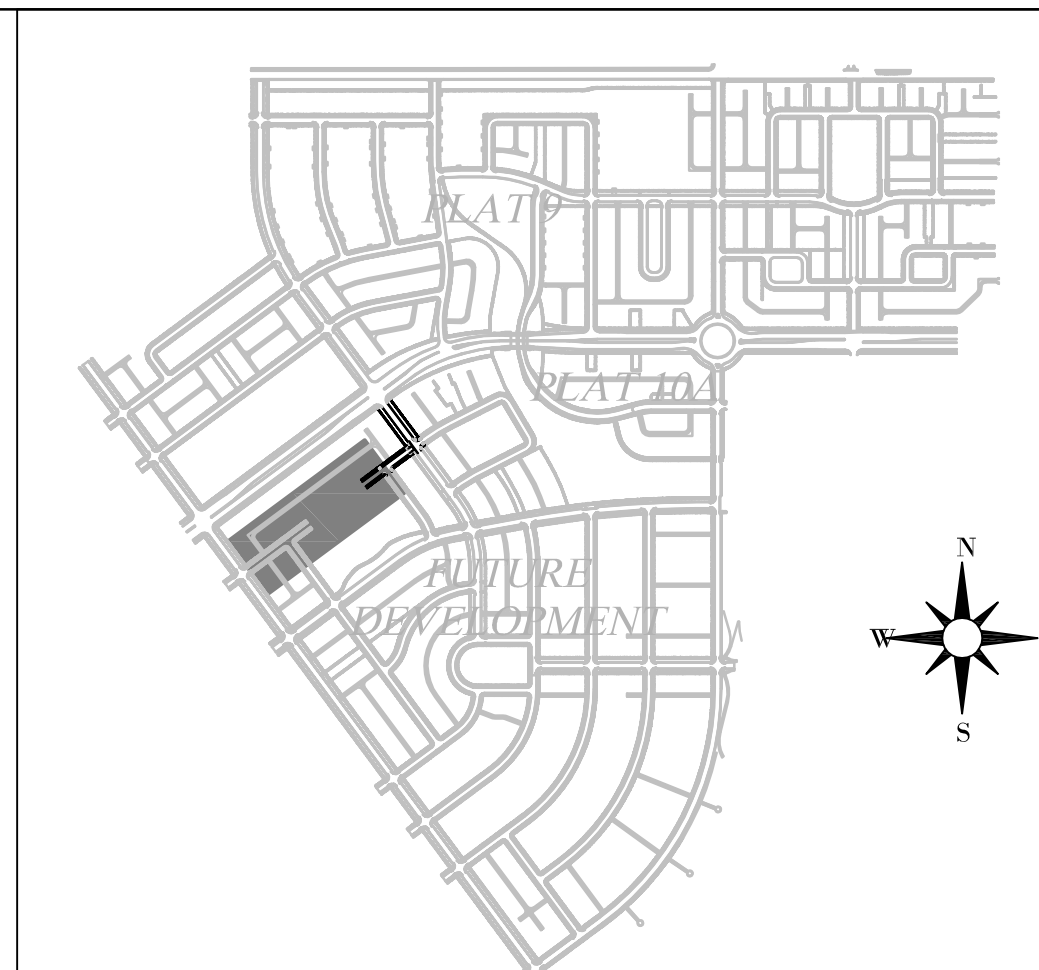
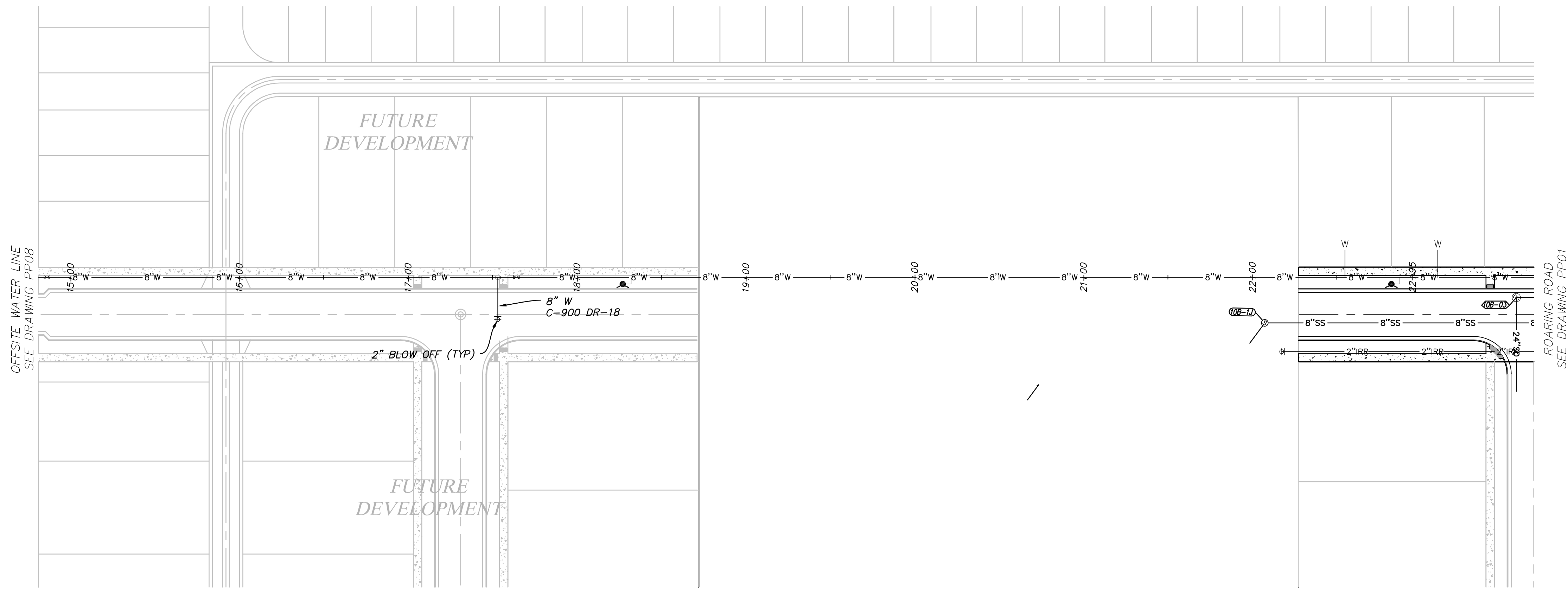
NO.	DATE	DESCRIPTION	BY

DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	SUBMITTAL NO: XXX	
SUBMITTED BY:	CONTRACT NO: 00211	
FILE NAME: N:\00182_Daybreak_Village3\10B\CP-10B-PP-PP08	PLotted BY:	
SIZE: A3	PLotted DATE: 4/19/2012 8:44:46 AM	

DAYBREAK VILLAGE 3 PLAT 10B
PLAN AND PROFILE
OFFSITE WATER LINE

SHEET NUMBER
18
OF 22 SHEETS
DRAWING NAME
PP08

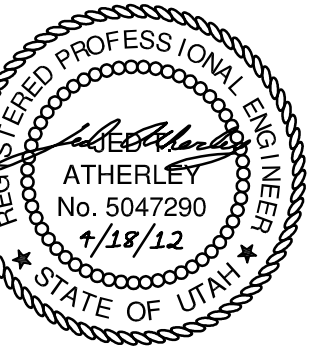
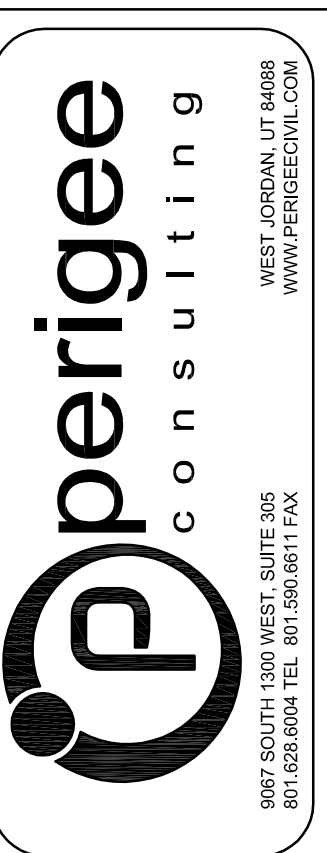




OFFSITE WATER LINE
STA: 15+00 TO 23+00



FOR SEWER CONSTRUCTION ONLY



SOUTH JORDAN CITY

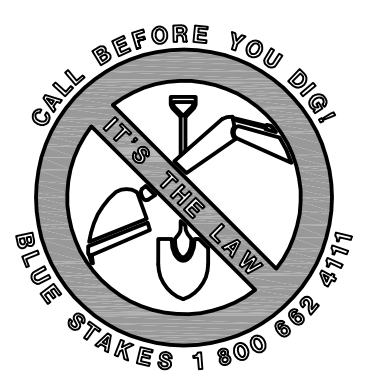
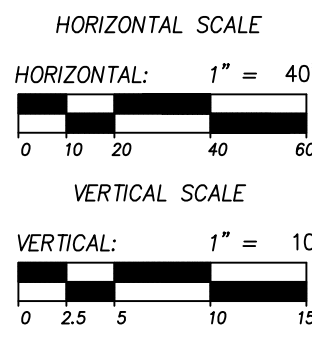
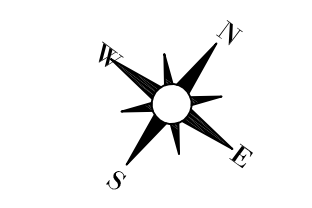
CITY ENGINEER DATE

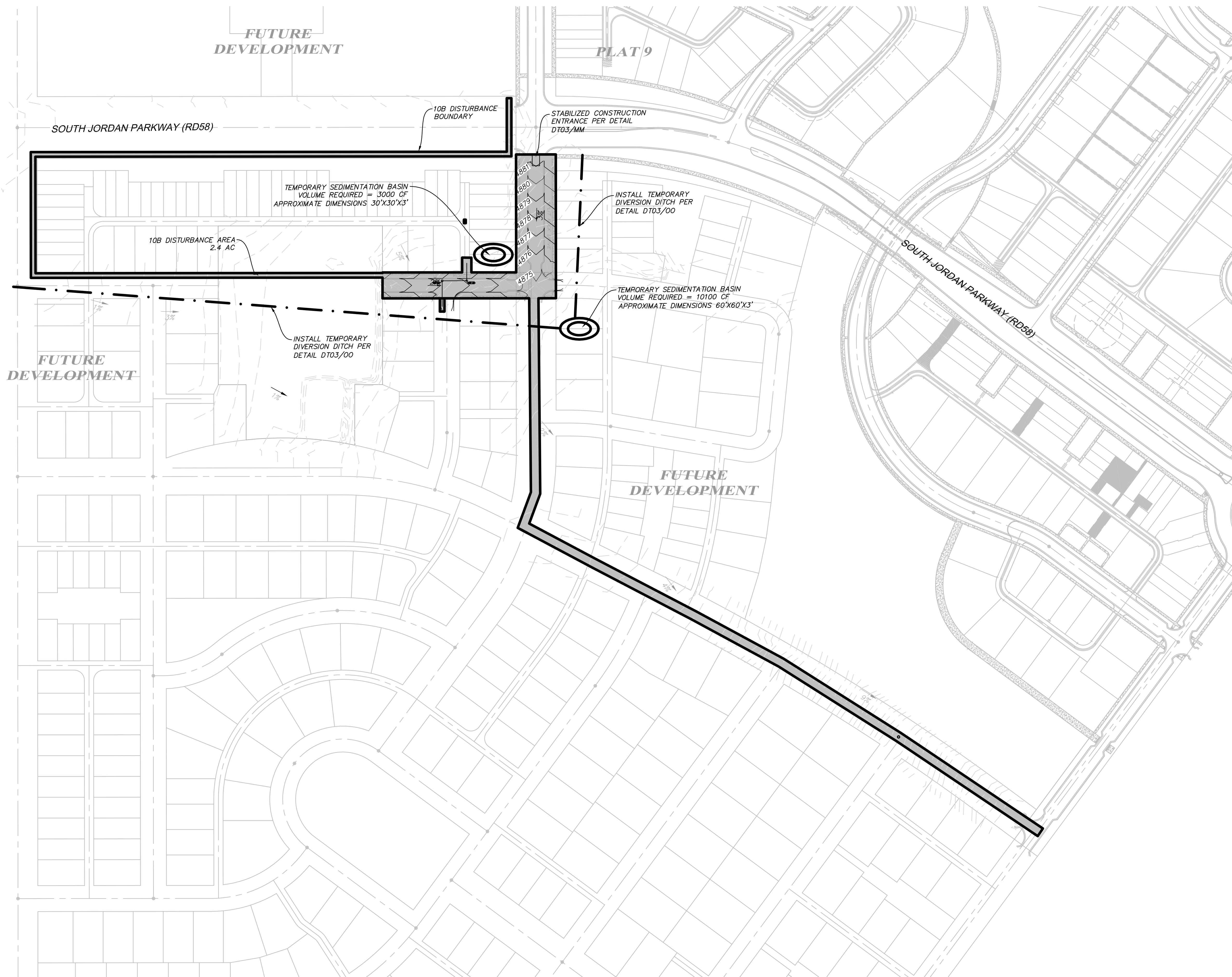
NO.	DATE	DESCRIPTION

DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	SUBMITTAL NO: XXX	
SUBMITTED BY:	CONTRACT NO: 00211	
FILE NAME: N:\00182_Daybreak_Village3\10B\CP-10B-PP-PP09	PLotted BY:	PLotted DATE: 4/19/2012 8:42:14 AM
SIZE:		

DAYBREAK VILLAGE 3 PLAT 10B
PLAN AND PROFILE
OFFSITE WATER LINE

SHEET NUMBER
19
OF 22 SHEETS
DRAWING NAME
PP09





FUTURE DEVELOPMENT

PLAT 9

SOUTH JORDAN PARKWAY (RD58)

10B DISTURBANCE BOUNDARY

STABILIZED CONSTRUCTION ENTRANCE PER DETAIL DT03/AMM

TEMPORARY SEDIMENTATION BASIN
VOLUME REQUIRED = 3000 CF
APPROXIMATE DIMENSIONS 30'X30'X3'

10B DISTURBANCE AREA
2.4 AC

INSTALL TEMPORARY DIVERSION DITCH PER DETAIL DT03/00

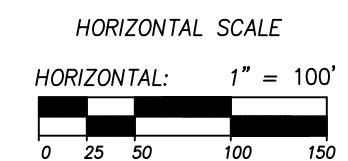
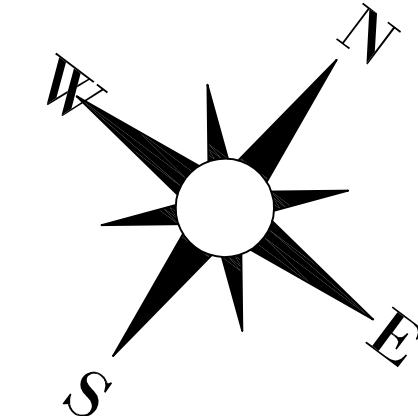
TEMPORARY SEDIMENTATION BASIN
VOLUME REQUIRED = 10100 CF
APPROXIMATE DIMENSIONS 60'X60'X3'

INSTALL TEMPORARY DIVERSION DITCH PER DETAIL DT03/00

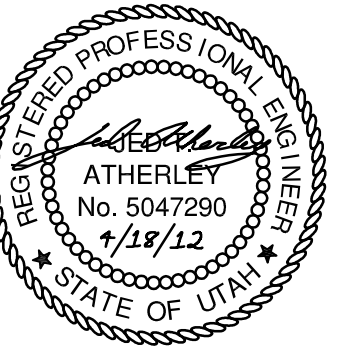
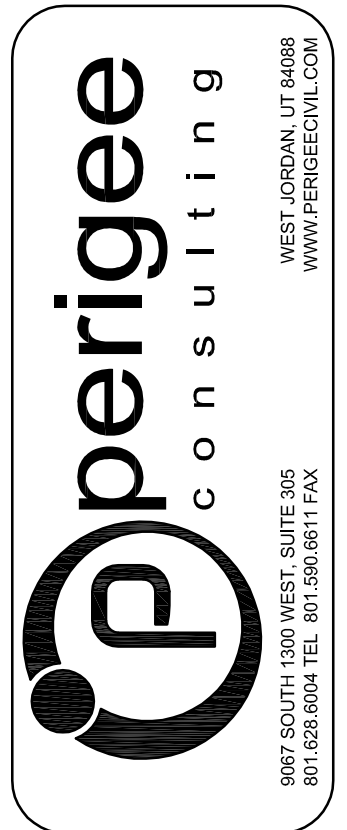
SOUTH JORDAN PARKWAY (RD58)

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



FOR SEWER CONSTRUCTION ONLY



SOUTH JORDAN CITY

CITY ENGINEER DATE

NO.	DATE	DESCRIPTION	BY
1	4/19/2012	SEWER CONSTRUCTION PLANS	MPV

DESIGNED BY: JTA	DATE: 4/18/2012	REV:
DRAWN BY: JTA	CHECKED BY: XXX	SUBMITTAL NO: 00211
SUBMITTED BY: JTA	FILE NAME: N:\00182_Daybreak_Village\10B\CP-20C-ECO1	DATE: 4/19/2012 @ 4:27 AM
SCALE: AS SHOWN	PLOTTED BY: JTA	

DAYBREAK
VILLAGE 3 PLAT 10B
EROSION CONTROL PLAN

SHEET NUMBER
20
OF 22 SHEETS
DRAWING NAME
ECO1

