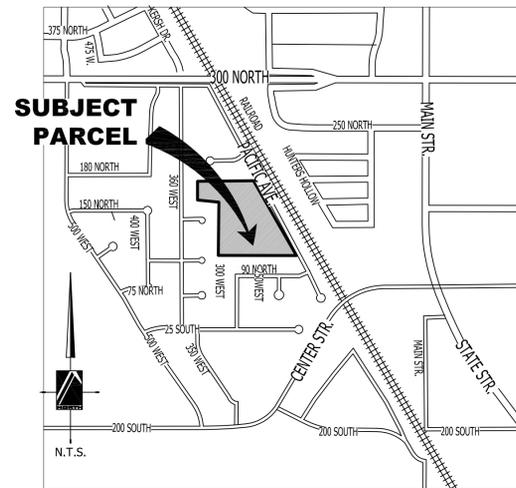


# JON'S PARK PHASES 1 & 2

125 NORTH AND 150 NORTH PACIFIC AVENUE  
CLEARFIELD CITY, UTAH

## VICINITY MAP



## UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

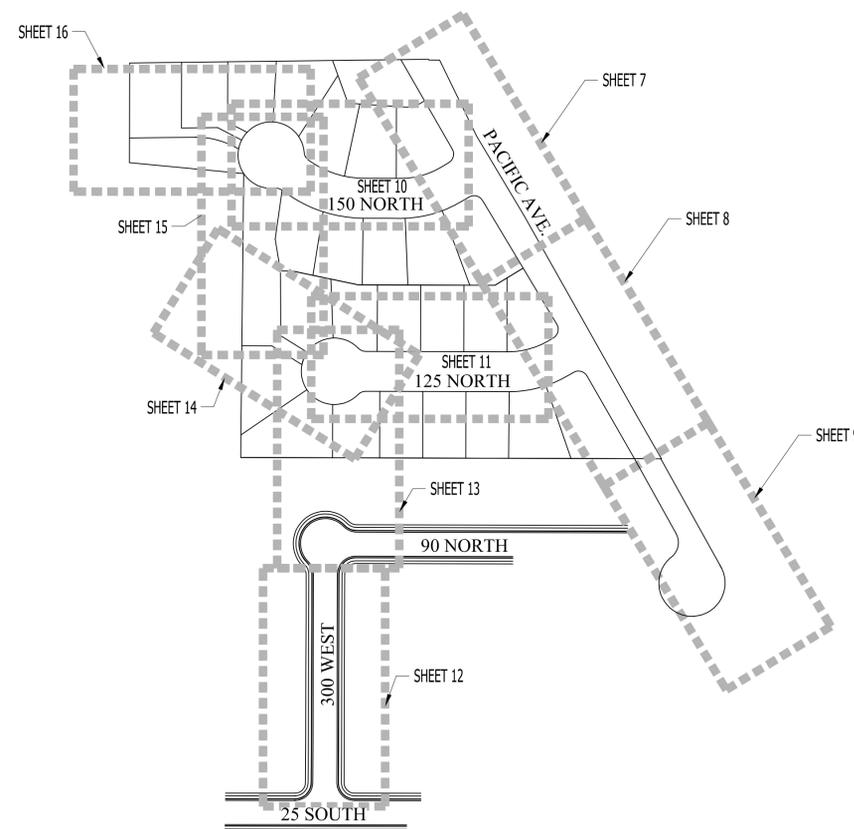
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CLEARFIELD CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## GENERAL NOTES

- 1) ALL WORK SHALL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
- 2) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 3) BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., ELEVATION = 4478.12
- 4) ALL CONSTRUCTION SHALL COMPLY WITH THE CLEARFIELD CITY STANDARD PLANS.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 6) THE RELOCATION OF ALL MAILBOXES SHALL BE COORDINATED WITH THE POST OFFICE AND THE LAND OWNER.



## DEVELOPER

**NSC PROPERTIES**  
1188 SPORTSPLEX DRIVE, SUITE 203  
KAYSVILLE, UTAH 84037  
(801) 499-5114

## ENGINEER / SURVEYOR

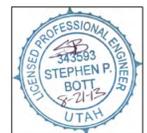
**PINNACLE**  
Engineering & Land Surveying, Inc.

2720 North 350 West, Suite #108  
Layton, UT 84041

Phone: (801) 773-1910  
Fax: (801) 773-1925

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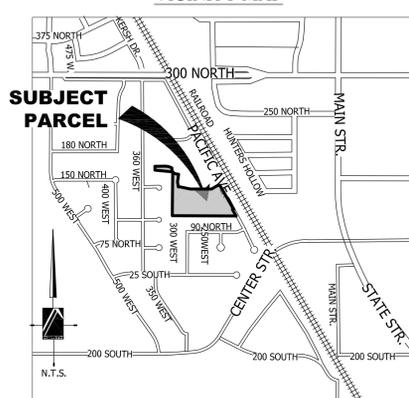


JON'S PARK PHASES 1 & 2

# JON'S PARK SUBDIVISION PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
CLEARFIELD CITY, DAVIS COUNTY, UTAH  
CURRENT ZONING: R-1 OPEN  
AUGUST 2013

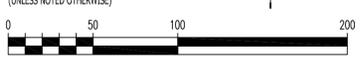
## VICINITY MAP



### BUILDING SETBACKS

FRONT: 25 FEET  
SIDE:  
SIDE 1: 9 FEET  
SIDE 2: 6 FEET  
STREET: 15 FEET  
REAR: 25 FEET  
P.U.E. & D.E.

10' ALONG REAR LOT LINES  
10' ALONG ROAD FRONTAGE  
5' ALONG EACH SIDE LOT LINES  
(UNLESS NOTED OTHERWISE)



### OUTFALL PUBLIC UTILITY & DRAINAGE EASEMENT

THE WESTERN 20 FEET OF LOT 14, SADDLEWOOD SUBDIVISION PHASE 1, DAVIS COUNTY, STATE OF UTAH.

### SITE PLAN APPROVAL REQUIRED

WHERE INDICATED WITH AN ASTERISK ON THIS PLAT LOT OWNERS SHALL BE REQUIRED TO SUBMIT A SITE AND FINAL GRADING PLAN TO CLEARFIELD CITY MEETING THE GRADING REQUIREMENTS INDICATED ON THE APPROVED SUBDIVISION DEVELOPMENT PLANS. SUBSEQUENT CHANGES TO THE SITE OR GRADING OF SAID LOTS SHALL ALSO REQUIRE CITY APPROVAL PRIOR TO CONSTRUCTION.

## SURVEYOR'S CERTIFICATE

I, **STEPHEN J. FACKRELL** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **JON'S PARK SUBDIVISION PHASE 1** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF PHEASANT CREEK PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°11'45" WEST ALONG SECTION LINE 1172.10 FEET AND EAST 1077.38 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION AND RUNNING  
THENCE NORTHERLY AND WESTERLY ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS:  
NORTH 00°35'00" EAST 100.12 FEET TO A POINT OF CURVATURE (2) SOUTHEASTERLY ALONG THE ARC OF A 119.74 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°41'03" A DISTANCE OF 57.86 FEET (CHORD BEARS: S 76°50'28" E 57.30 FEET) (3) SOUTH 62°59'57" EAST 10.00 FEET TO A POINT ON THE ARC OF 50 FOOT NON-TANGENT CURVE TO THE LEFT (4) SOUTHEASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 107°09'44" A DISTANCE OF 93.52 FEET (CHORD BEARS S 42°52'25" E 88.47 FEET) TO A POINT OF REVERSE CURVATURE (5) SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 69°49'30" A DISTANCE OF 11.48 FEET (CHORD BEARS S 74°50'18" E 11.20 FEET) (6) SOUTH 07°57'27" WEST 74.28 FEET (7) SOUTH 09°21'24" EAST 48.40 FEET (8) SOUTH 89°49'30" EAST 18.38 FEET (9) SOUTH 78°12'49" EAST 101.24 FEET (10) SOUTH 89°49'30" EAST 206.06 FEET (11) NORTH 58°53'17" EAST 77.58 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE EASTERLY RIGHT OF WAY LINE PER DEED; THENCE SOUTHEASTERLY ALONG SAID EAST LINE THE FOLLOWING FIVE (5) CALLS: (1) SOUTH 29°56'00" EAST 7.70 FEET (2) EAST 11.82 FEET (3) SOUTH 29°56'00" EAST 264.71 FEET (4) THENCE NORTH 89°59'59" WEST 11.82 FEET (5) THENCE SOUTH 29°56'00" EAST 74.71 FEET TO THE NORTH LINE OF SADDLEWOOD SUBDIVISION PHASE 2 EXTENDED AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 89°49'30" WEST 623.08 FEET TO AND ALONG SAID SUBDIVISION AND ALONG THE NORTH LINE OF PHASE 1 OF SAID SUBDIVISION 36.99 FEET TO A POINT ON THE SOUTH LINE OF JON'S PARK SUBDIVISION PHASE 2 SUBDIVISION AS RECORDED WITH SAID COUNTY RECORDER; THENCE NORTH 00°35'00" EAST 168.23 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING: 163,321 SQ.FT. (3.75 ACRES - 14 LOTS)

DATE: \_\_\_\_\_ SURVEYOR: **STEPHEN J. FACKRELL**  
LICENSE NO. 191517

## OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract **JON'S PARK SUBDIVISION PHASE 1** and do hereby:  
a) Public Streets: dedicate, grant and convey to Clearfield City, Utah all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever.  
b) Public Utility, and Drainage Easements: grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Clearfield City, Utah, with no buildings or structures being erected within such easements.  
c) Open Space Parcels: dedicate, grant and convey to Jon's Park Homeowners Association all those parts or portions of said tract of land designated as open space parcels the same to be used as open space areas. Open space parcels shall be maintained by the Jon's Park Homeowners Association.

In witness whereof the undersigned have hereunto set their signatures  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY  
**JON'S PARK SUBDIVISION PHASE 1**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH

LINE	LENGTH	BEARING
L1	1.16'	S 29°56'00" E
L2	16.31	S 89°49'30" E
L3	6.00	S 89°49'30" E
L4	14.10	WEST
L5	12.12	S 29°56'00" E
L6	0.33	WEST
L7	69.23	S 29°56'00" E
L8	11.82	EAST
L9	5.21	N 29°56'00" W
L10	11.82	N 89°49'30" W
L11	1.51	N 89°49'30" W
L12	28.93	N 89°49'30" W
L13	18.38	S 89°49'30" E
L14	36.99	N 00°11'45" E
L15	10.00	S 62°59'57" E
L16	48.40	N 09°21'24" W
L17	7.70	S 29°56'00" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	57.86	119.74	27°41'03"	57.30	S 76°50'28" E
C2	14.19	50.00	16°15'37"	14.14	S 16°52'15" W
C3	14.19	50.00	16°15'37"	14.14	N 30°07'52" E
C4	43.50	50.00	49°50'45"	42.14	N 82°11'00" E
C5	46.07	50.00	52°47'18"	44.45	S 62°29'55" E
C6	26.10	50.00	29°54'33"	25.81	S 10°09'00" E
C7	13.08	50.00	49°58'28"	12.67	S 28°10'57" W
C8	60.14	50.00	23°45'54"	59.71	N 66°03'07" W
C9	30.09	145.00	11°53'26"	30.04	S 83°52'47" E
C10	64.36	120.00	30°43'52"	63.59	N 74°48'34" E
C11	23.43	15.00	89°29'58"	21.72	N 14°14'41" E
C12	4.78	50.00	00°03'16"	4.78	S 30°01'38" E
C13	49.34	4970.00	00°34'08"	49.34	S 30°17'04" E
C14	47.12	4970.00	00°32'36"	47.12	S 30°50'28" E
C15	23.42	15.00	89°28'24"	21.72	S 74°49'10" W
C16	31.74	180.00	10°08'06"	31.69	N 64°29'41" W
C17	57.07	180.00	18°10'01"	56.83	N 78°37'45" E
C18	80.45	150.00	30°43'52"	79.49	N 74°48'34" E
C19	7.74	180.00	27°47'45"	7.74	N 88°56'38" E
C20	1.72	205.00	00°28'53"	1.72	N 89°25'04" W
C21	61.17	205.00	17°04'44"	60.94	N 89°47'45" W
C22	121.79	175.00	38°52'29"	119.35	S 65°53'15" E
C23	70.34	205.00	19°39'34"	70.00	N 62°25'07" W
C24	11.48	15.00	43°49'57"	11.20	S 74°30'18" E
C25	54.68	50.00	62°38'30"	52.00	S 65°05'32" E
C26	38.84	50.00	44°30'14"	37.87	S 11°30'40" E
C27	17.81	5000.00	00°12'15"	17.81	S 31°00'36" E
C28	23.70	15.00	90°31'02"	23.31	S 14°21'02" W
C29	64.02	120.00	30°43'52"	63.26	N 74°53'32" E
C30	12.89	15.00	48°11'13"	11.77	N 74°53'32" E
C31	42.43	50.00	48°37'15"	41.17	N 67°56'55" W
C32	46.20	50.00	52°58'44"	44.58	S 61°16'06" E
C33	20.38	50.00	29°21'09"	20.24	N 23°07'10" E
C34	39.42	50.00	49°10'14"	38.41	N 11°08'32" W
C35	46.52	50.00	53°18'42"	44.86	N 60°22'59" W
C36	42.74	50.00	48°58'23"	41.45	N 68°28'28" W
C37	12.09	15.00	46°11'13"	11.77	N 67°04'54" E
C38	2.12	180.00	00°40'29"	2.12	N 89°50'16" E
C39	56.39	180.00	17°56'56"	56.16	S 89°31'34" W
C40	37.52	180.00	11°56'32"	37.45	N 89°34'50" E
C41	23.68	15.00	90°27'27"	21.30	N 79°09'43" W
C42	80.02	150.00	30°43'52"	79.08	N 74°53'32" E
C43	63.32	5030.00	00°43'17"	63.32	S 30°45'05" E
C44	40.15	5030.00	00°27'27"	40.15	S 30°09'43" E
C45	93.52	50.00	107°09'44"	80.47	S 42°50'26" E
C46	15.93	50.00	43°49'57"	15.87	N 87°17'31" W
C47	38.75	50.00	44°23'59"	37.78	N 55°57'46" W

**Pinnacle**  
Engineering & Land Surveying, Inc.  
2720 North 350 West, Suite #108  
Layton, UT 84041  
Phone: (801) 773-1910  
Fax: (801) 773-1925

CITY ATTORNEY APPROVAL  
APPROVED AS TO FORM SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CLEARFIELD CITY PLANNING COMMISSION.

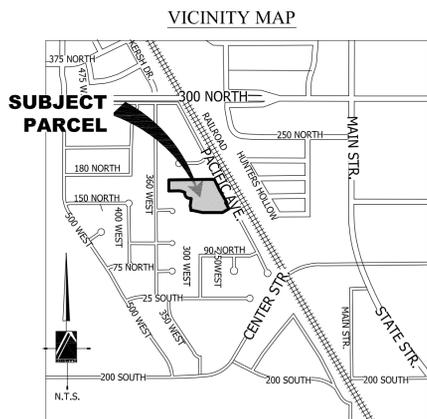
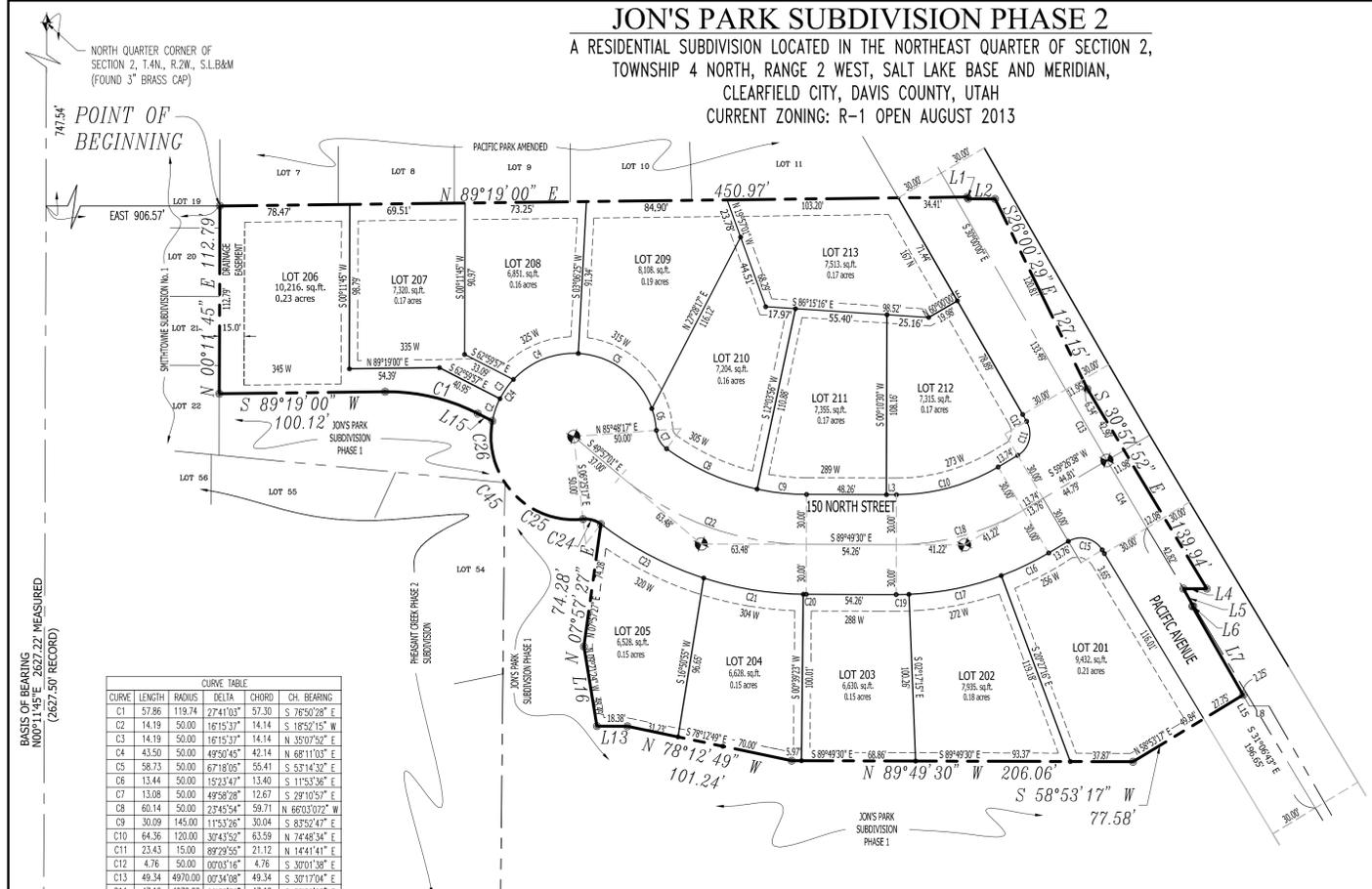
CITY ENGINEER'S APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CLEARFIELD CITY ENGINEER.

CITY COUNCIL APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CLEARFIELD CITY COUNCIL.

DAVIS COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
BY \_\_\_\_\_ DAVIS COUNTY RECORDER  
DEPUTY RECORDER

FOUND CENTER OF SECTION 2, T.4N., R.2W., S.L.B&M (FOUND 3" BRASS CAP IN RING AND LID)

**JON'S PARK SUBDIVISION PHASE 2**  
 A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
 CLEARFIELD CITY, DAVIS COUNTY, UTAH  
 CURRENT ZONING: R-1 OPEN AUGUST 2013



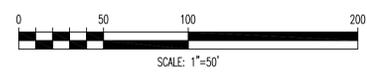
BASIS OF BEARING:  
 NORTH 11°45' E 2627.22' MEASURED  
 (2627.50' RECORD)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	57.86	119.74	27°41'03"	57.30	S 76°50'28" E
C2	14.19	50.00	16°15'31"	14.14	S 18°52'15" W
C3	14.19	50.00	16°15'31"	14.14	N 35°07'52" E
C4	43.50	50.00	49°30'45"	42.14	N 68°11'03" E
C5	58.73	50.00	67°18'06"	55.41	S 53°14'32" E
C6	13.44	50.00	15°23'47"	13.40	S 11°53'36" E
C7	13.08	50.00	49°36'28"	12.67	S 29°10'57" E
C8	60.14	50.00	22°45'54"	59.71	N 86°02'02" W
C9	30.09	145.00	11°53'38"	30.04	S 83°52'47" E
C10	64.36	120.00	37°43'52"	63.59	N 74°48'34" E
C11	23.43	15.00	89°29'56"	21.12	N 14°41'41" E
C12	4.76	50.00	00°05'16"	4.76	S 30°01'38" E
C13	49.34	4970.00	00°34'08"	49.34	S 30°17'04" E
C14	47.12	4970.00	00°32'36"	47.12	S 30°50'25" E
C15	23.42	15.00	89°28'24"	21.12	N 75°49'10" W
C16	31.74	180.00	10°06'06"	31.69	S 64°29'41" W
C17	57.07	180.00	19°10'01"	56.83	N 78°37'45" E
C18	80.45	150.00	37°43'52"	79.49	N 74°48'34" E
C19	7.74	180.00	2°27'45"	7.74	N 88°56'38" E
C20	1.72	205.00	00°28'53"	1.72	N 89°35'04" W
C21	61.17	205.00	17°05'44"	60.94	N 80°47'45" W
C22	121.79	175.00	39°52'29"	119.35	S 69°53'15" E
C23	70.34	205.00	19°39'34"	70.00	N 62°25'07" W
C24	11.48	15.00	43°49'57"	11.20	S 74°30'18" E
C25	54.68	50.00	62°39'30"	52.00	S 69°05'32" E
C26	38.84	50.00	44°30'14"	37.87	S 11°30'46" E
C27	17.81	5000.00	00°22'15"	17.81	N 31°00'35" W
C28	23.70	15.00	90°21'00"	21.31	N 14°21'00" E
C29	64.02	120.00	30°33'57"	63.26	N 74°53'32" E
C30	12.09	15.00	46°11'13"	11.77	N 66°43'54" W
C31	42.43	50.00	48°37'15"	41.17	N 67°56'55" W
C32	46.20	50.00	52°56'44"	44.58	S 61°16'06" W
C33	20.38	50.00	23°21'09"	20.24	S 23°07'10" W
C34	39.42	50.00	49°10'14"	38.41	N 11°08'32" W
C35	46.52	50.00	53°18'40"	44.86	N 80°22'29" W
C36	42.74	50.00	49°58'29"	41.45	S 82°28'28" W
C37	12.09	15.00	46°11'13"	11.77	N 67°04'54" E
C38	2.12	180.00	00°40'29"	2.12	N 89°50'16" E
C39	56.38	180.00	17°56'56"	56.16	S 80°31'34" W
C40	37.52	180.00	11°36'32"	37.45	N 85°34'50" E
C41	23.68	15.00	90°27'27"	21.30	N 75°09'43" W
C42	80.02	150.00	30°33'57"	79.08	N 74°53'32" E
C43	63.32	5030.00	00°43'17"	63.32	S 30°45'06" E
C44	40.15	5030.00	00°27'27"	40.15	S 30°09'43" E
C45	93.52	50.00	107°09'44"	80.47	S 42°50'25" E

LINE	LENGTH	BEARING
L1	1.16	S 29°56'00" E
L2	16.31	S 89°32'00" E
L3	6.00	S 89°49'30" E
L4	14.10	WEST
L5	12.12	S 29°56'00" E
L6	0.73	WEST
L7	61.53	S 29°56'00" E
L8	11.82	WEST
L9	5.21	N 29°56'00" W
L10	11.82	S 89°58'50" W
L11	1.51	N 89°49'30" W
L12	28.93	N 89°49'30" W
L13	18.38	N 89°49'30" W
L14	45.22	N 89°29'00" W
L15	10.00	N 62°59'57" W
L16	48.49	N 09°21'24" W

**BUILDING SETBACKS**  
 FRONT: 25 FEET  
 SIDE: SIDE 1: 9 FEET  
 SIDE 2: 6 FEET  
 STREET: 15 FEET  
 REAR: 25 FEET

**P.U.E. & D.E.**  
 10' ALONG REAR LOT LINES  
 10' ALONG ROAD FRONTAGE  
 5' ALONG EACH SIDE LOT LINES  
 (UNLESS NOTED OTHERWISE)



**LEGEND**

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION/CENTER LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - RADIAL LINE
- - - PUBLIC UTILITY & DRAINAGE EASEMENT
- MONUMENT
- CONSTRUCT SURVEY MONUMENT
- SECTION CORNER
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"

**SURVEYOR'S CERTIFICATE**

I, **STEPHEN J. FACKRELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

**JON'S PARK SUBDIVISION PHASE 2**  
 and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 PACIFIC PARK AMENDED SUBDIVISION SAID POINT BEING LOCATED SOUTH 00°11'45" WEST ALONG SECTION LINE 747.54 FEET AND EAST 906.57 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION AND RUNNING THENCE NORTH 89°19'00" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 450.97 FEET TO THE EASTERLY RIGHT OF WAY LINE (PER DEED); THENCE SOUTHEASTERLY THE FOLLOWING EIGHT (8) CALLS ALONG SAID RIGHT OF WAY: (1) SOUTH 29°56'00" EAST 1.16 FEET (2) SOUTH 89°32'00" EAST 16.31 FEET (3) SOUTH 29°56'00" EAST 127.15 FEET (4) SOUTH 30°57'52" EAST 139.94 FEET (5) WEST 14.10 FEET (6) SOUTH 29°56'00" EAST 12.12 FEET (7) WEST 0.73 FEET (8) SOUTH 29°56'00" EAST 61.53 FEET; THENCE SOUTH 58°53'17" WEST 77.58 FEET; THENCE NORTH 89°49'30" WEST 206.06 FEET; THENCE NORTH 78°12'49" WEST 101.24 FEET; THENCE NORTH 89°49'30" WEST 18.38 FEET; THENCE NORTH 09°21'24" WEST 48.49 FEET; THENCE NORTH 07°52'27" EAST 74.28 FEET TO A POINT ON THE ARC OF A 15.00 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°49'57" A DISTANCE OF 11.48 FEET (CHORD BEARS: N 74°30'18" W 11.20 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 107°09'44" A DISTANCE OF 93.52 FEET (CHORD BEARS: N 42°59'25" W 80.47 FEET); THENCE NORTH 62°59'57" WEST 10.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 119.74 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°41'03" A DISTANCE OF 57.86 FEET (CHORD BEARS: N 76°50'28" W 57.30 FEET); THENCE SOUTH 89°19'00" WEST 100.12 FEET TO THE EAST LINE OF SMITHTOWN SUBDIVISION No. 1 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 00°11'45" EAST 112.79 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS: 137,832 SQ.FT. (3.16 ACRES - 13 LOTS)

DATE: \_\_\_\_\_  
 STEPHEN J. FACKRELL  
 LICENSE NO. 191517

**OWNER'S DEDICATION**

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract **JON'S PARK SUBDIVISION PHASE 2** and do hereby:

- Public Streets: dedicate, grant and convey to Clearfield City, Utah all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever.
- Public Utility, and Drainage Easements: grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Clearfield City, Utah, with no buildings or structures being erected within such easements.
- Open space parcels in Jon's Park Phase 1 shall be maintained by the Jon's Park Homeowners Association.

In witness whereof the undersigned have hereunto set their signatures  
 this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 County of Davis )  
 On the \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_\_ in number, who duly acknowledged to me that \_\_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN DAVIS COUNTY

**JON'S PARK SUBDIVISION PHASE 2**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH

**PINNACLE**  
 Engineering & Land Surveying, Inc.  
 2720 North 350 West, Suite #108  
 Layton, UT 84041  
 Phone: (801) 773-1910  
 Fax: (801) 773-1925

**CITY ATTORNEY APPROVAL**  
 APPROVED AS TO FORM SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 \_\_\_\_\_  
 CLEARFIELD CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY THE CLEARFIELD CITY PLANNING COMMISSION.  
 \_\_\_\_\_  
 CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY THE CLEARFIELD CITY ENGINEER.  
 \_\_\_\_\_  
 CLEARFIELD CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY THE CLEARFIELD CITY COUNCIL.  
 ATTEST:  
 \_\_\_\_\_  
 CLEARFIELD CITY RECORDER  
 \_\_\_\_\_  
 CLEARFIELD CITY MAYOR

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
 \_\_\_\_\_  
 DAVIS COUNTY RECORDER  
 BY \_\_\_\_\_  
 DEPUTY RECORDER

**ABBREVIATIONS**

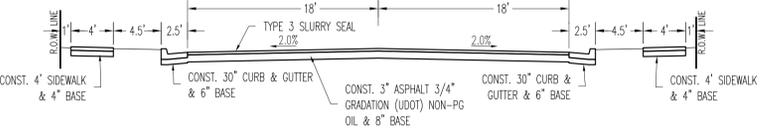
- Ø DIAMETER
- Δ DELTA
- ° DEGREES
- ' MINUTES
- " SECONDS
- AD ALGEBRAIC DIFFERENCE
- ADA AMERICAN DISABILITIES ACT
- BL BOUNDARY LINE
- BM BENCHMARK
- BOW BACK OF WALK
- BRG BEARING
- BV BUTTERFLY VALVE
- BVC BEGIN VERTICAL CURVE
- BVCE BEGIN VERTICAL CURVE ELEVATION
- BVCS BEGIN VERTICAL CURVE STATION
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CH CHORD
- CHB CHORD BEARING
- CI CAST IRON
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CO CLEANOUT
- CONC CONCRETE
- CONST CONSTRUCTION
- CP CONTROL POINT
- CUL CULINARY
- CVI CULINARY WATER
- DEMO DEMOLITION
- DI DUCTILE IRON
- DIAM DIAMETER
- DIST DISTANCE
- DIV DIVERSION
- EASE EASEMENT
- EG EXISTING GRADE
- EL ELBOW
- EV END VERTICAL CURVE
- EVCE END VERTICAL CURVE ELEVATION
- EVCS END VERTICAL CURVE STATION
- EX EXISTING
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOWLINE
- FND FOUND
- FND FOUNDATION
- FTG FOOTING
- FV FIELD VERIFY
- GB GRADE BREAK
- GR GRATE
- GV GATE VALVE
- HP HIGH POINT
- HPE HIGH POINT ELEVATION
- HPS HIGH POINT STATION
- ID INSIDE DIAMETER
- INV INVERT
- IRR IRRIGATION
- IRRMH IRRIGATION MANHOLE
- IRRMH RADIUS OF CURVATURE
- L LENGTH
- LAT LATERAL SERVICE
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- LG LIP OF GUTTER
- LP LOW POINT
- LPE LOW POINT ELEVATION
- LPS LOW POINT STATION
- MH MANHOLE
- MON MONUMENT
- N NORTH
- NR NON-RADIAL
- OD OUTSIDE DIAMETER
- PL PROPERTY LINE
- PROP PROPERTY
- PUE PUBLIC UTILITY EASEMENT
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
- PVC POLYVINYLCHLORIDE
- R RADIUS
- RCL ROADWAY CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- S SOUTH
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SEC SECONDARY
- SEC SECTION
- SLBRM SALT LAKE BASE & MERIDIAN
- SPP STEEL PIPE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SWW SECONDARY WATER
- TAN TANGENT
- TB THRUST BLOCK
- TBC TOP BACK OF CURB
- TBW TOP BACK OF WALK
- TCW TOP OF CURB/WALK
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- V VALVE
- VW VERTICAL CURVE
- W WEST
- WL WATERLINE
- X CROSS

**GENERAL NOTES**

- (THESE PLANS ARE INTENDED TO FUNCTION AS A SET - THE CONTRACTOR SHALL NOT ASSUME THAT ANY ONE SHEET SHOWS ALL THE PERTINENT INFORMATION FOR A GIVEN AREA.)
- General Notes:
- All work to conform to CLEARFIELD CITY standards, drawings, and specifications.
  - For landscaping see landscape plans.
  - All existing manholes, water valves, clean outs, etc., will be to grade.
  - No allowance will be made for discrepancies or omissions that can be easily observed. Contractor must verify all existing conditions before bidding, and bring up any questions beforehand.
  - Full depth expansion joints will be placed against any object deemed to be fixed, changes in direction, and at equal intervals not to exceed 50 feet. Slabs-on-grade will be typically scored (1/2 the depth) at intervals not to exceed their width or 12 times their depth, whichever is less. Scoring will be placed to prevent random cracking.
  - Concrete waterways, curb walls, mow strips, curb and gutter, etc., will typically be scored (1/2 the depth) at intervals not to exceed 10 feet, and have full depth expansion joints that equal spacing not to exceed 50 feet.
  - Unless otherwise noted, all Slabs-on-grade will have a minimum 1" turned-down edge to help control frost heave.
  - Unless otherwise noted, all on-grade concrete will be placed on a minimum 4" gravel base over a well compacted (95% density) sub grade.
  - All exposed surfaces will have a textured finish, rubbed, or broomed, any "plestering" of new concrete will be done while it is still "green".
  - All joints (control joints, construction joints, expansion joints, etc.), will be sealed with a one part polyurethane sealant (see specification).
  - Existing trees are to remain unless otherwise noted.
  - Prior to starting construction, the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor had received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
  - Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in the soils report. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials as specified in the soils report. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. 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 soils engineer, verifying that all filled areas and sub-grade areas within the building pad area and areas to be paved, have been compacted in accordance with these plans and specs and the recommendations set forth in the soils report.
  - The locations of underground facilities shown on these plans are based on field surveys and local utility company records. It shall be the contractors full responsibility to contact the various utility companies to locate their facilities prior to proceeding with construction. No additional compensation shall be paid to the contractor for damage and repair to these facilities caused by his work force. Contractors must start at the low end of all gravity fed lines and work up hill. Failure to comply with this note will release the civil engineer of all liability.
  - All dimensions, grades, and utility design shown on the plans shall be verified by the contractor prior to construction. Contractor shall notify the engineer if any discrepancies exist, prior to proceeding with construction for necessary plan or grade changes. No extra compensation shall be paid to the contractor for work having to be redone due to the dimensions or grades shown incorrectly on these plans, if such notification has not been given.
  - Contractor is to coordinate all utilities with mechanical drawings.
  - All work shall be performed in accordance with the plans and specifications and the requirements and standards of CLEARFIELD CITY. The soils report and recommendations set forth therein are a part of the required construction documents and in case of conflict, shall take precedence unless specifically noted otherwise on the plans. The contractor shall notify the engineer of any discrepancy between soils report and plans, etc.
  - Site clearing shall include the location and removal of all underground tanks, pipes, valves, etc.
  - All new valves, manholes, etc. shall be raised or lowered to grade as required. And installed with a minimum of a 6" concrete ring.
  - Construct new buildings, sidewalks, curb walls, curb & gutter, ramps, retaining wall, etc., per design shown.
  - Natural vegetation and soil cover shall not be disturbed prior to actual construction of a required facility or improvement. Mass clearing of the site in anticipation of construction shall be avoided. Construction traffic shall be limited to one approach to site. The approach shall be designated by the general manager.
  - All new water construction to be done in accordance with CLEARFIELD CITY standards and specifications.
  - All new sanitary sewer construction to be done in accordance with CLEARFIELD CITY Special Service Districts standards and specifications. Sanitary sewer main lines shall be SDR 35 green PVC unless otherwise directed.
  - Contractor is to submit site plan to Questar Gas Co. for design of gas line service to building. Actual construction of service to be done by Questar Gas Company.
  - For electric service, lighting, routing, etc. see electrical plans.
  - All new pressurized irrigation shall be done in accordance with the current CLEARFIELD CITY standards and specifications.
  - Contractor to layout and patch for all potential conflicts with utility lines on or off site as required prior to any construction.
  - Contractor to loop new waterline around gravity utilities if conflict should occur. (Notify engineer of the problem).
  - Contractor to notify CLEARFIELD CITY and Pinnacle Engineering 48 hours prior to beginning any construction required for this project.
  - New domestic waterlines to be AWWA C-900 DR-18 PVC PIPE.

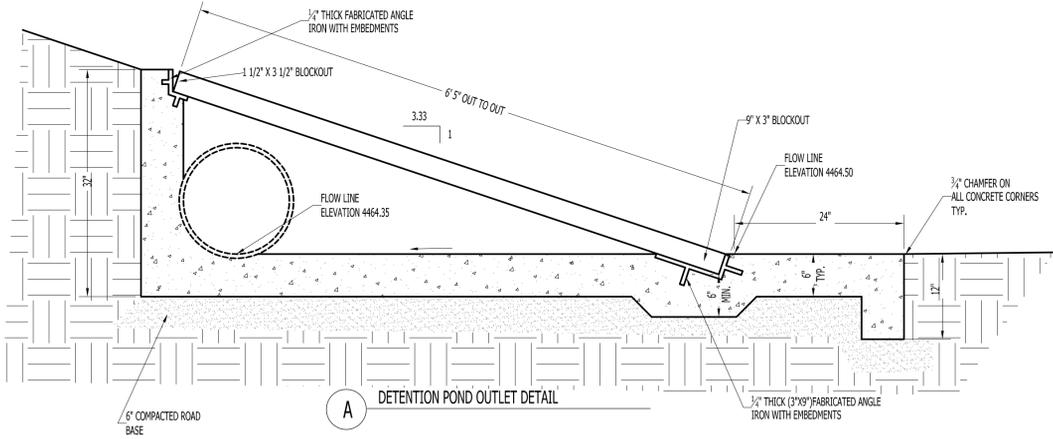
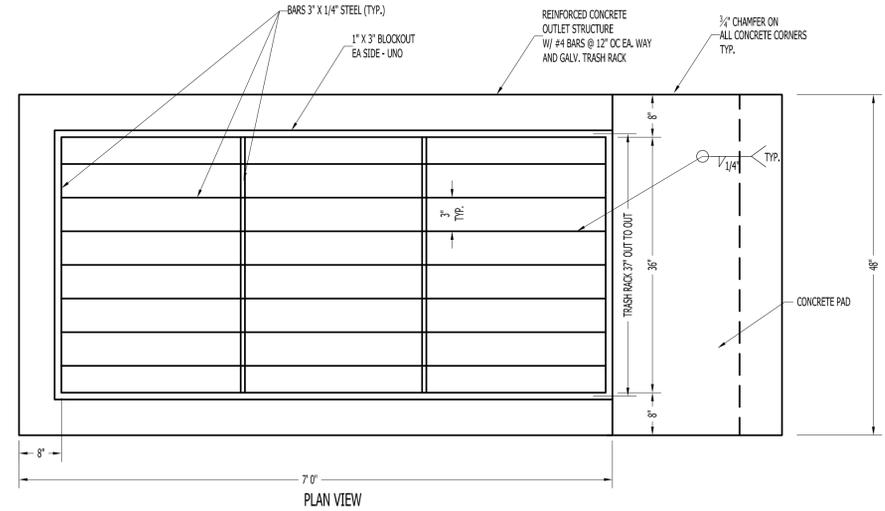
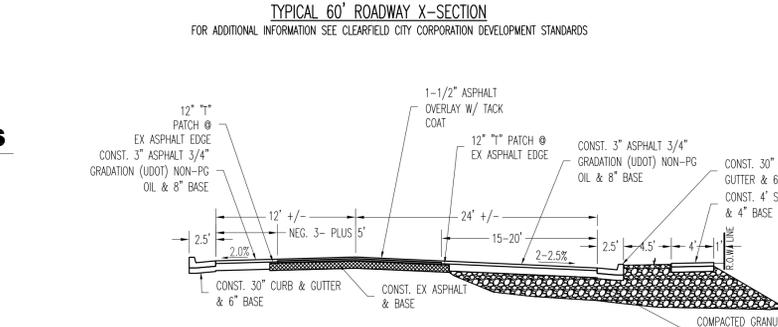
**ASSUMPTIONS**

- ROADWAY SHALL BE GRUBBED APPROXIMATELY 6 INCHES AND ORGANIC AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED.
- EXISTING STOCKPILES TO BE REMOVED FROM THE SITE.
- NATIVE MATERIAL BELOW THE GRUB LINE SUITABLE FOR COMPACTION AND USE AS BACKFILL IN UTILITY TRENCHES AND BELOW ROAD BASE (CONTRACTOR TO VERIFY EXISTING MATERIAL DURING CONSTRUCTION).



**ROADWAY CONSTRUCTION NOTES**

- ROADWAY SHALL BE GRUBBED APPROXIMATELY 6 INCHES AND ORGANIC AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED.
- ROADWAY SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557 WITH MOISTURE CONTENT WITHIN 3% OF OPTIMUM. SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. SUBGRADE SHALL BE FREE OF ROCKS LARGER THAN 4 INCHES, SOFT OR SPONGY MATERIAL WHERE PUMPING OR BUTTING OCCURS DURING PROOF-ROLLING. MATERIAL SHALL BE REMOVED AND REPLACED WITH A MINIMUM OF 12" WELL GRADED GRANULAR BARROW (4" MAX) BARROW MATERIAL SHALL BE COMPACTED AS DESCRIBED AND PROOF-ROLLED AGAIN.
- WHERE BUILDING FOUNDATIONS OCCUR ACROSS ROADWAYS, FOUNDATIONS SHALL BE EXCAVATED AND BACKFILLED WITH WELL GRADED GRANULAR BARROW COMPACTED AS DESCRIBED ABOVE.
- FILL MATERIAL SHALL BE DEPOSITED IN LAYERS NOT EXCEEDING 10 INCHES IN THICKNESS.
- FILL MATERIAL FOR ROADWAYS AND EMBANKMENTS SHALL MEET CLEARFIELD CITY STANDARDS.
- ALL SUBGRADE, FILLS, AND BASE MATERIALS SUPPORTING ASPHALT, CURBS & GUTTERS, SIDEWALKS, AND DRIVE APPROACHES SHALL BE COMPACTED AS DESCRIBED ABOVE.



**GEOTECHNICAL NOTES**

A GEOTECHNICAL STUDY HAS BEEN PERFORMED FOR THIS SUBDIVISION BY AGEC PROJECT # 1100135. THE RECOMMENDATIONS CONTAINED THEREIN SHALL BE PART OF THE CONSTRUCTION DOCUMENTS. WHERE DISCREPANCIES EXIST BETWEEN THE GEOTECHNICAL REPORT AND THE IMPROVEMENT PLANS FOLLOW THE MORE STRINGENT REQUIREMENT. PLEASE BRING ALL SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER.

**UNDERGROUND INFORMATION**

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. PINNACLE DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

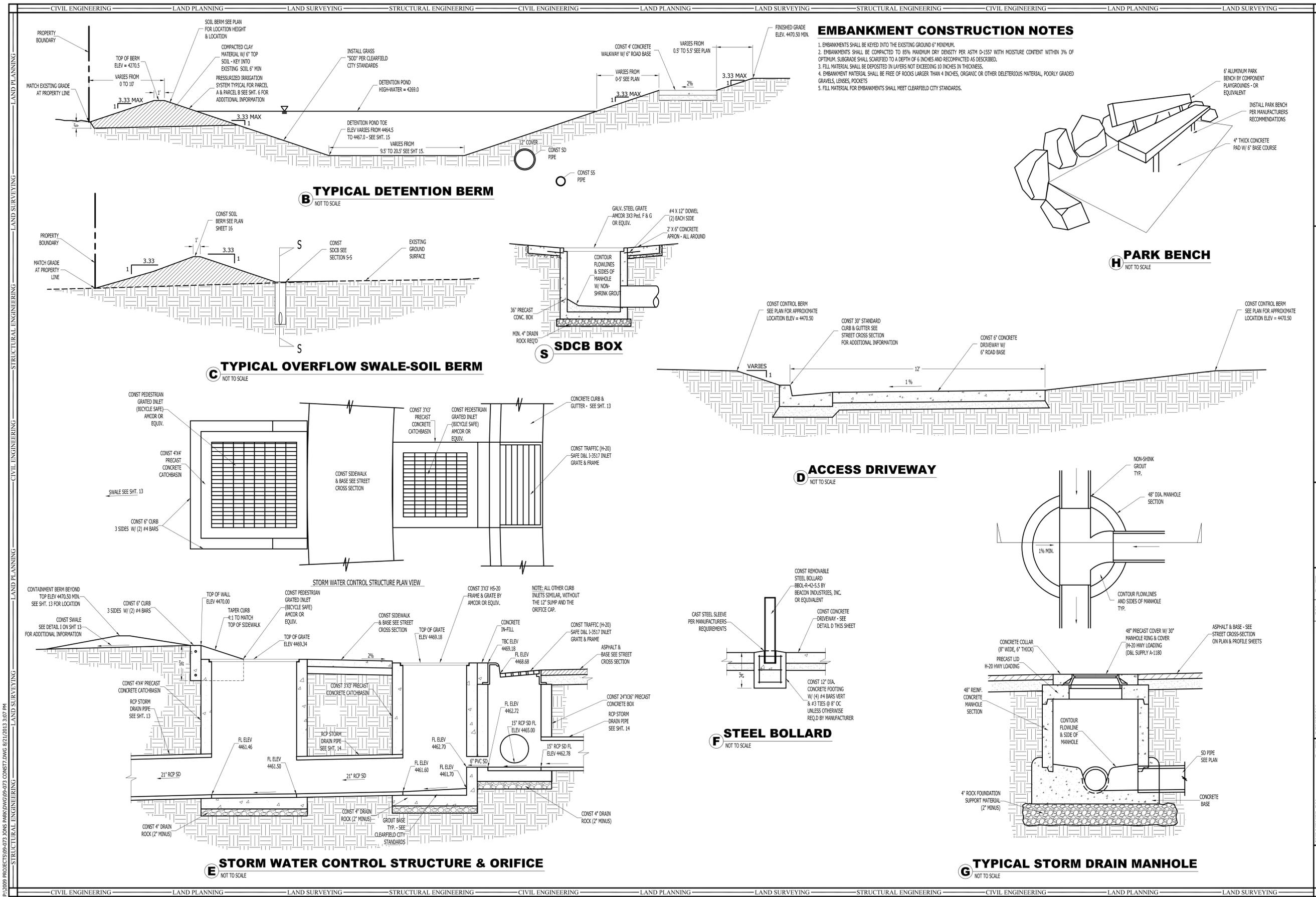
**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton • West Bountiful • Mount Pleasant • St. George  
2720 North 350 West, Suite #108 Layton, UT 84041  
Phone: (801) 773-1910 Fax: (801) 773-1925

**JON'S PARK PHASE 1 & 2**  
GENERAL CONSTRUCTION NOTES/DETAILS  
FOR: NSC PROPERTIES  
1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
SITE: 150 NORTH PACIFIC AVE.  
CLEARFIELD, UTAH  
PROJECT #09-073



SURVEYED BY	SPB	DATE	01-2010
	DESIGNED BY	SPB	DATE
DRAWN BY	SPB	DATE	08-21-2013
	APPROVED BY	SJF	DATE
SHEET #	4	OF	20

**CALL BLUESTAKES**  
@ 1-800-562-4111  
AT LEAST 48 HOURS  
PRIOR TO COMMENCING  
ANY CONSTRUCTION



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**JON'S PARK PHASE 1 & 2**  
DETAILS  
FOR: NSC PROPERTIES  
1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
SITE: 150 NORTH PACIFIC AVE.  
CLEARFIELD, UTAH  
PROJECT #09-073



DATE	REVISION	BY	DATE
01-2010			
01-2010			
08-21-2013			
08-21-2013			

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	SPB	SPB	SJF

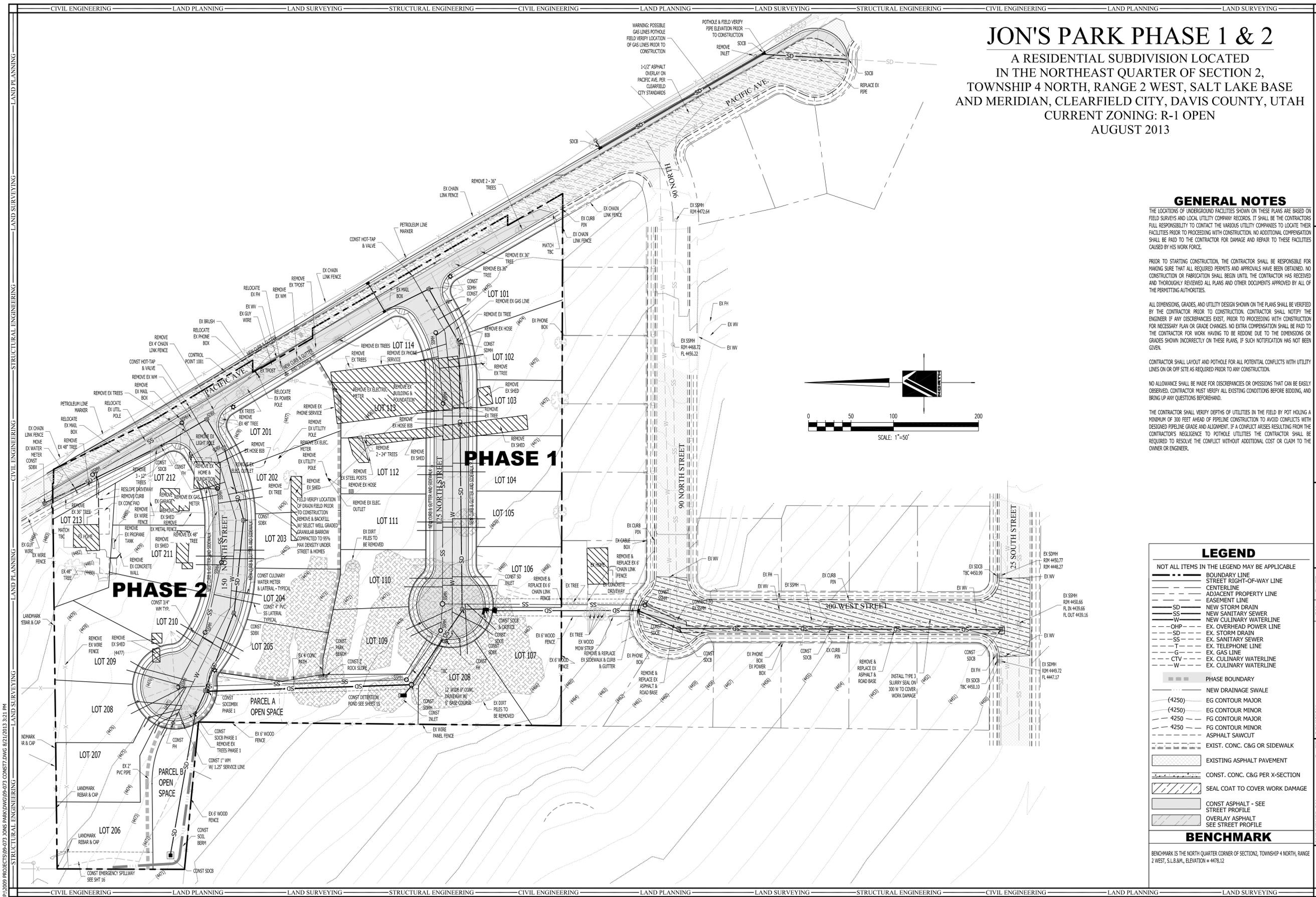
SHEET #	OF
5	20

**CALL BLUESTAKES**  
@ 800-662-4111  
AT LEAST 48 HOURS  
PRIOR TO COMMENCING  
ANY CONSTRUCTION

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ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



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 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

# JON'S PARK PHASE 1 & 2

A RESIDENTIAL SUBDIVISION LOCATED  
 IN THE NORTHEAST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE  
 AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH  
 CURRENT ZONING: R-1 OPEN  
 AUGUST 2013

### GENERAL NOTES

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

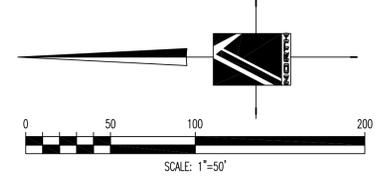
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL LAYOUT AND POT HOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

THE CONTRACTOR SHALL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLE A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POT HOLE UTILITIES THE CONTRACTOR SHALL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.



### LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
  - STREET RIGHT-OF-WAY LINE
  - CENTERLINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - SD NEW STORM DRAIN
  - SS NEW SANITARY SEWER
  - W NEW CULINARY WATERLINE
  - OHP EX. OVERHEAD POWER LINE
  - SD EX. STORM DRAIN
  - SS EX. SANITARY SEWER
  - T EX. TELEPHONE LINE
  - G EX. GAS LINE
  - CTV EX. CULINARY WATERLINE
  - W EX. CULINARY WATERLINE
  - PHASE BOUNDARY
  - NEW DRAINAGE SWALE
  - (4250) EG CONTOUR MAJOR
  - (4250) EG CONTOUR MINOR
  - 4250 FG CONTOUR MAJOR
  - 4250 FG CONTOUR MINOR
  - ASPHALT SAWCUT
  - EXIST. CONC. C&G OR SIDEWALK
  - EXISTING ASPHALT PAVEMENT
  - CONST. CONC. C&G PER X-SECTION
  - SEAL COAT TO COVER WORK DAMAGE
  - CONST ASPHALT - SEE STREET PROFILE
  - OVERLAY ASPHALT - SEE STREET PROFILE

### BENCHMARK

BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.M., ELEVATION = 4478.12

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 Layton, UT 84041 Fax: (801) 773-1925

**JON'S PARK PHASE 1 & 2**  
 SITE PLAN  
 FOR: NSC PROPERTIES  
 1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
 SITE: 150 NORTH PACIFIC AVE.  
 CLEARFIELD, UTAH  
 PROJECT #09-073



DATE	REVISION	BY	DATE
01-2010			
01-2010			
08-21-2013			
08-21-2013			

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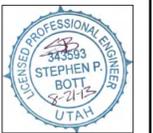


# JON'S PARK PHASE 1 & 2

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH  
 CURRENT ZONING: R-1 OPEN  
 AUGUST 2013

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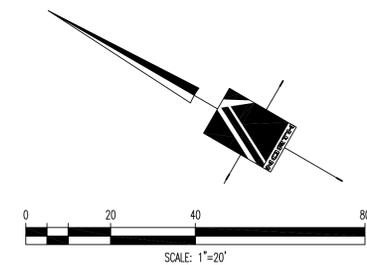
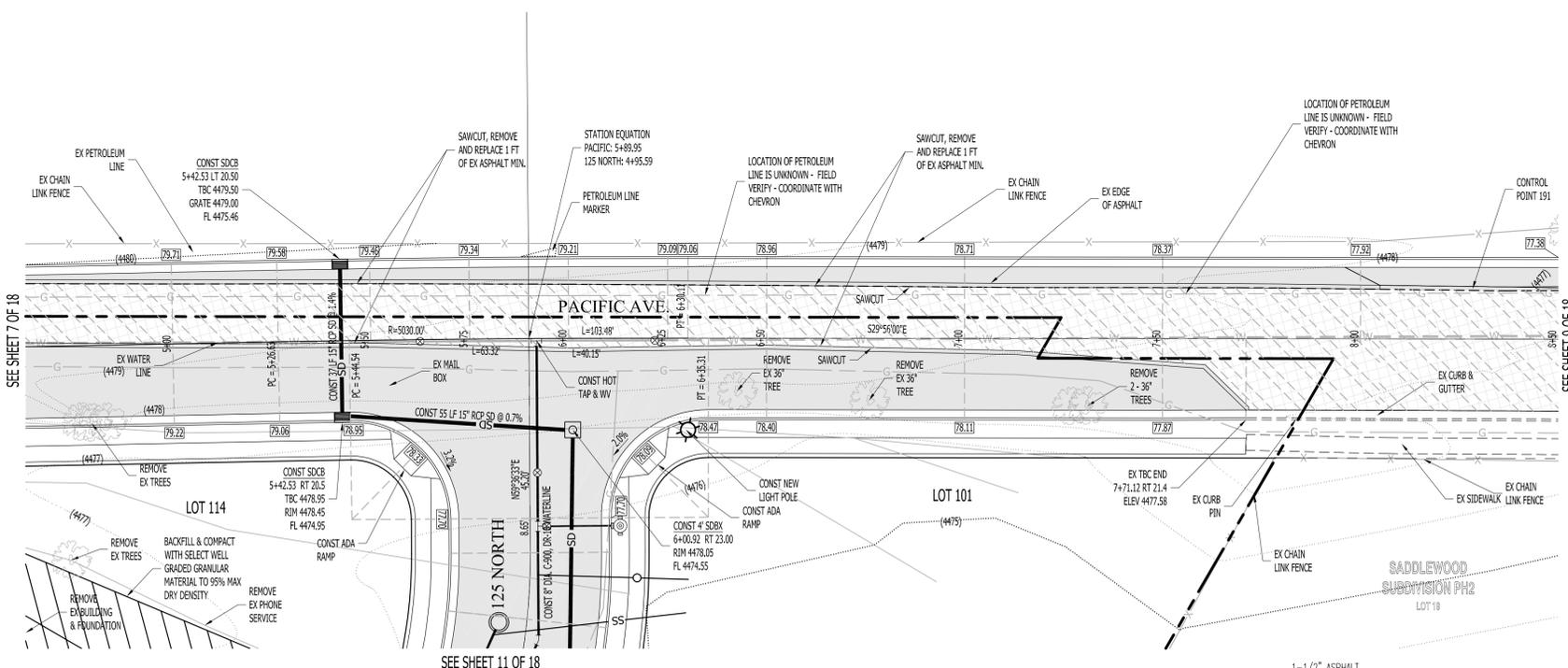
**JON'S PARK PHASE 1 & 2**  
 PACIFIC AVE. PLAN & PROFILE 4+50 TO 8+50  
 FOR: NSC PROPERTIES  
 1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
 SITE: 150 NORTH PACIFIC AVE.  
 CLEARFIELD, UTAH  
 PROJECT #09-073



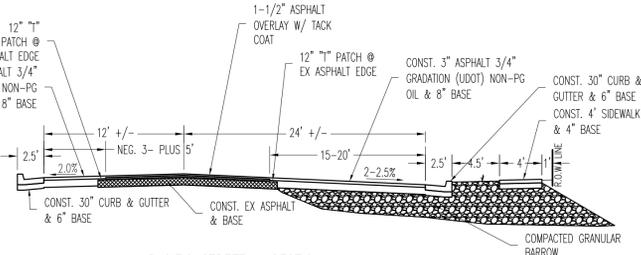
**CALL BLUESTAKES**  
 @ 1800-562-4111  
 AT LEAST 48 HOURS  
 PRIOR TO COMMENCING  
 ANY CONSTRUCTION

DATE	REVISION	BY	DATE
01-2010			
01-2010			
08-21-2013			
08-21-2013			

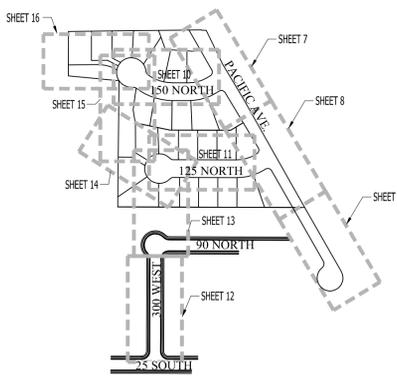
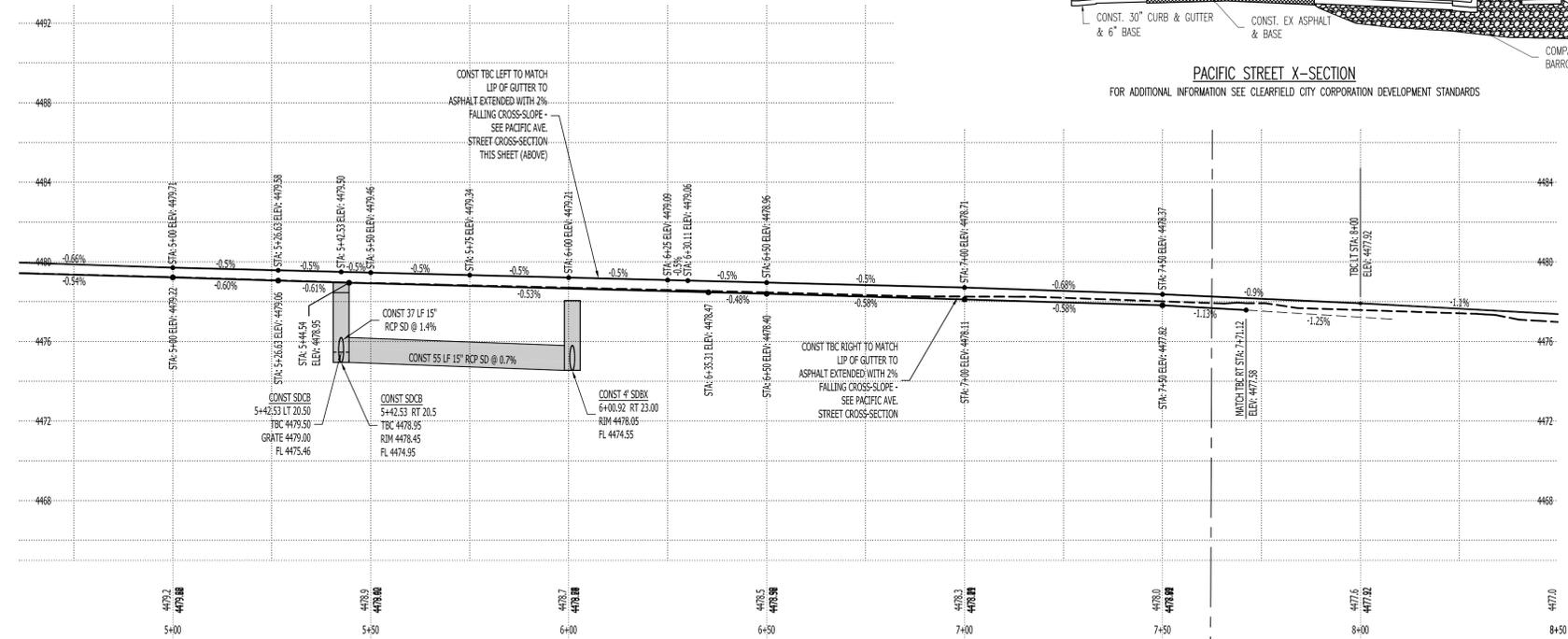
SHEET # **8** OF **20**



## PACIFIC AVE. STA 4+50 TO 8+50



PACIFIC STREET X-SECTION  
 FOR ADDITIONAL INFORMATION SEE CLEARFIELD CITY CORPORATION DEVELOPMENT STANDARDS



**LEGEND**

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
[Symbol]	NEW BUILDING
[Symbol]	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	FG CONTOUR MINOR
(4250)	FG CONTOUR MAJOR
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[Symbol]	ASPHALT SAWCUT
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[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	CONST. CONC. C&G PER X-SECTION
[Symbol]	CONST ASPHALT - SEE STREET PROFILE
[Symbol]	OVERLAY ASPHALT - SEE STREET PROFILE

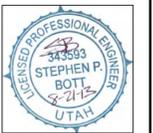
**BENCHMARK**  
 BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.M., ELEVATION = 4478.12

# JON'S PARK PHASE 1 & 2

A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH  
 CURRENT ZONING: R-1 OPEN  
 JANUARY 2010

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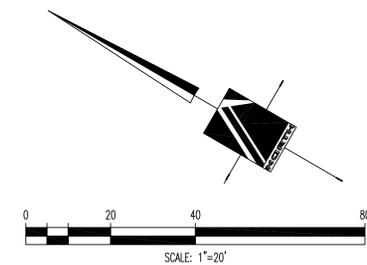
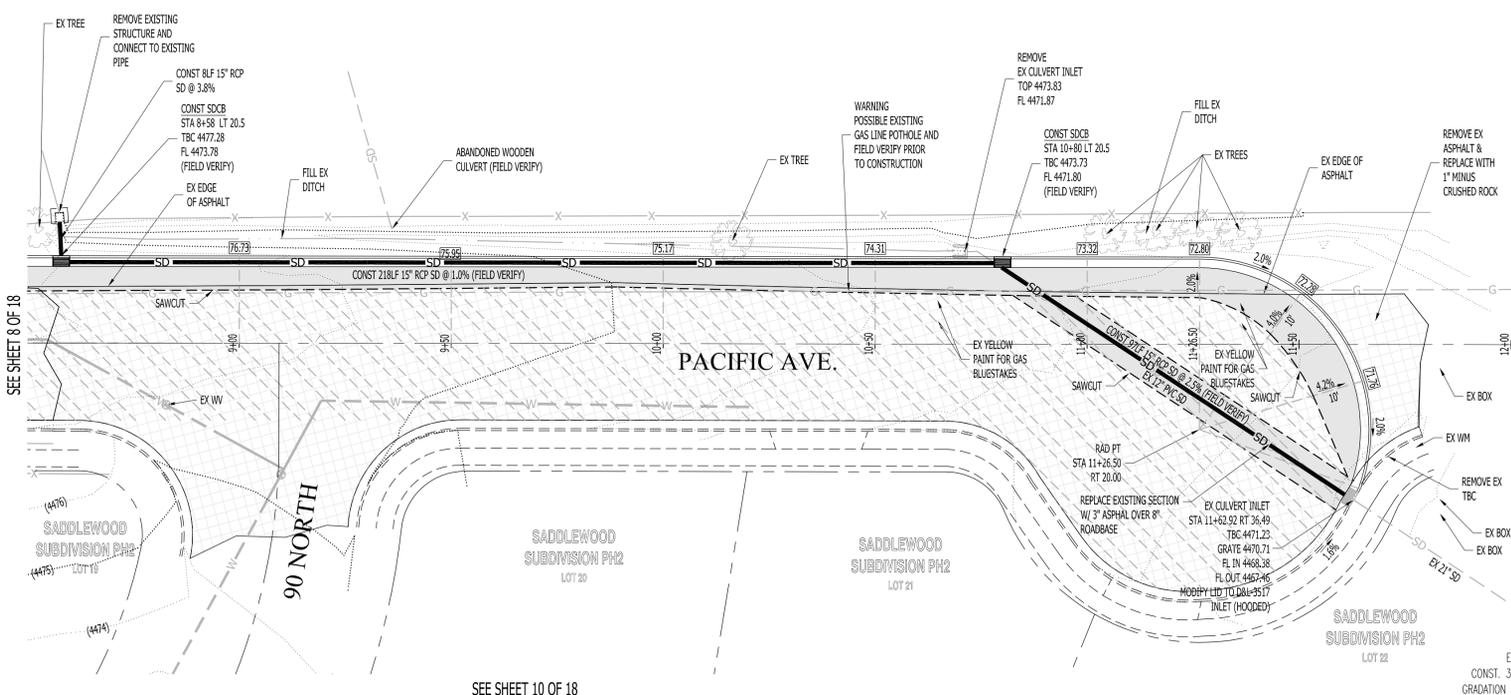
**JON'S PARK PHASE 1 & 2**  
 PACIFIC AVE. PLAN & PROFILE 4+50 TO 8+50  
 FOR: NSC PROPERTIES  
 1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
 SITE: 150 NORTH PACIFIC AVE.  
 CLEARFIELD, UTAH  
 PROJECT #09-073



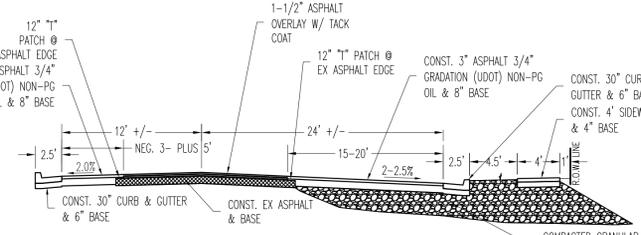
**CALL BLUESTAKES**  
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## PACIFIC AVE. STA 4+50 TO 8+50



PACIFIC STREET X-SECTION  
 FOR ADDITIONAL INFORMATION SEE CLEARFIELD CITY CORPORATION DEVELOPMENT STANDARDS

### GENERAL NOTES

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

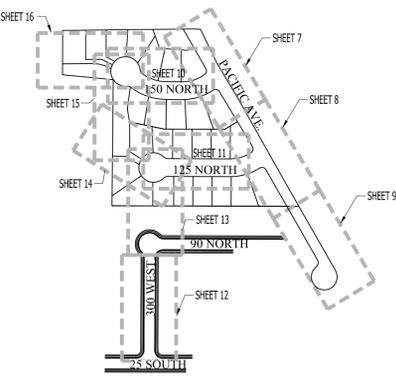
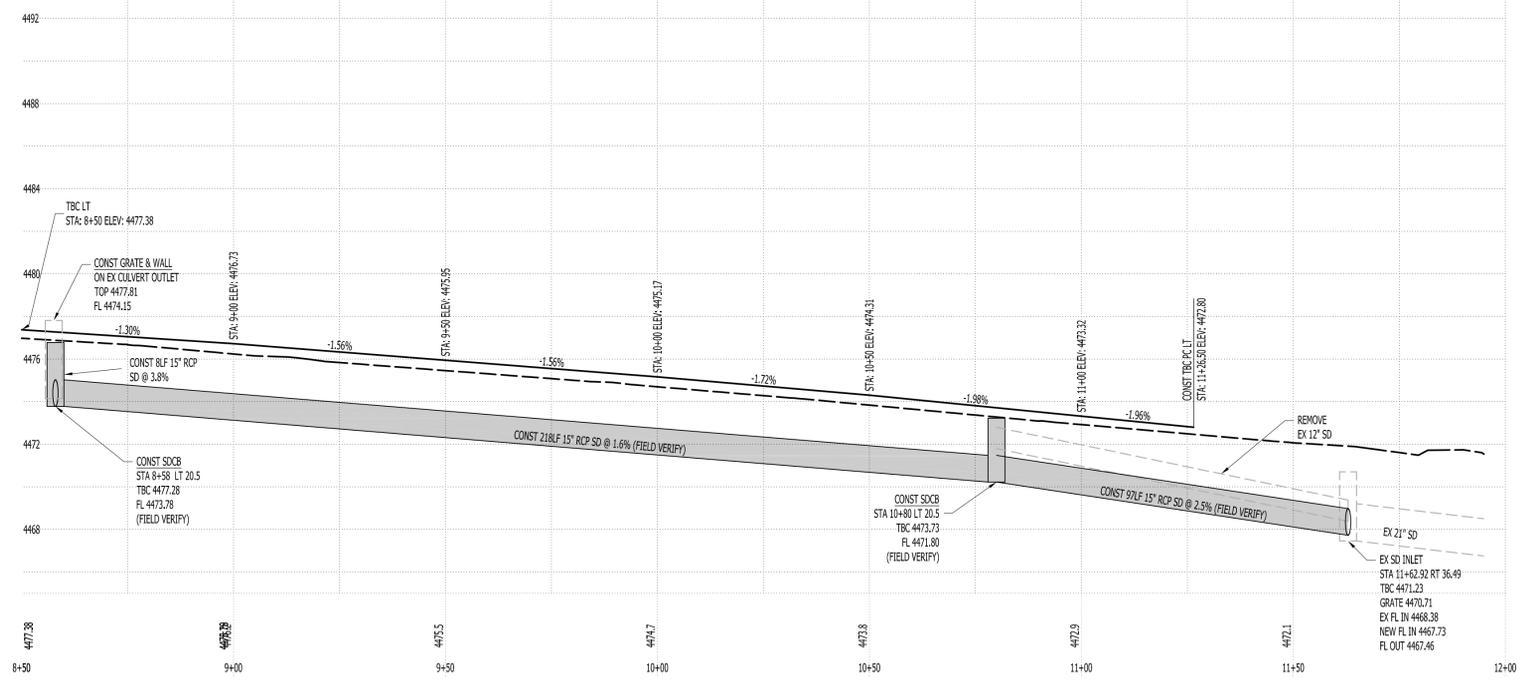
THE CONTRACTOR SHALL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLEING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR SHALL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

### LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
  - STREET RIGHT-OF-WAY LINE
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  - ADJACENT PROPERTY LINE
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  - SD --- NEW STORM DRAIN
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  - NEW BUILDING
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  - (4250) --- EG CONTOUR MAJOR
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  - ASPHALT SAWCUT
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  - CONST ASPHALT - SEE STREET PROFILE
  - OVERLAY ASPHALT - SEE STREET PROFILE

### BENCHMARK

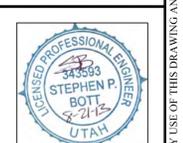
BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., ELEVATION = 4478.12



NOTE:  
 ALL STORM DRAIN BOXES MUST HAVE DIRECTIONAL CONCRETE APRON & TROUGHS (FLOWLINES) TO CHANNEL WATER AROUND CORNER IN BOTTOM OF BOX.

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Fax: (801) 773-1925

**JON'S PARK PHASE 1 & 2**  
150 NORTH PLAN & PROFILE 0+50 TO 4+50  
FOR: NSC PROPERTIES  
1188 SPORTSPLEX DRIVE, SUITE 203, KAYSVILLE, UTAH  
SITE: 150 NORTH PACIFIC AVE.  
CLEARFIELD, UTAH  
PROJECT #09-073



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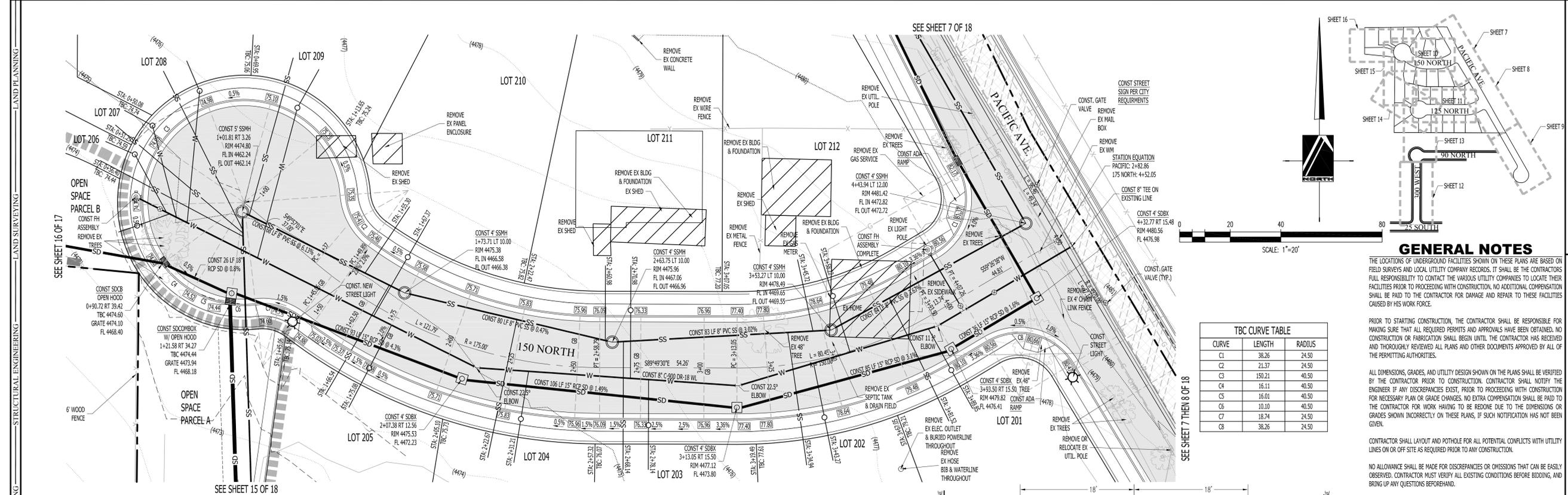
  

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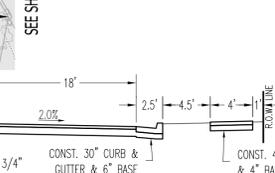
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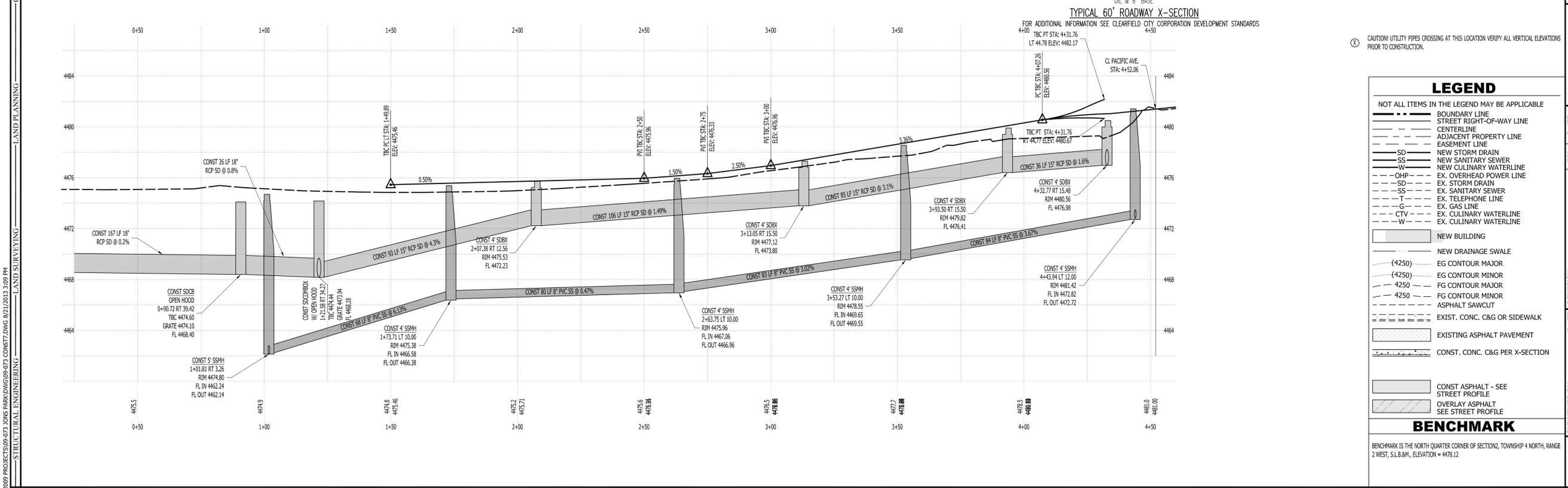
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CURVE	LENGTH	RADIUS
C1	38.26	24.50
C2	21.37	24.50
C3	150.21	40.50
C4	16.11	40.50
C5	16.01	40.50
C6	10.10	40.50
C7	18.74	24.50
C8	38.26	24.50



# 150 NORTH STREET STA 0+50 TO 4+50



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