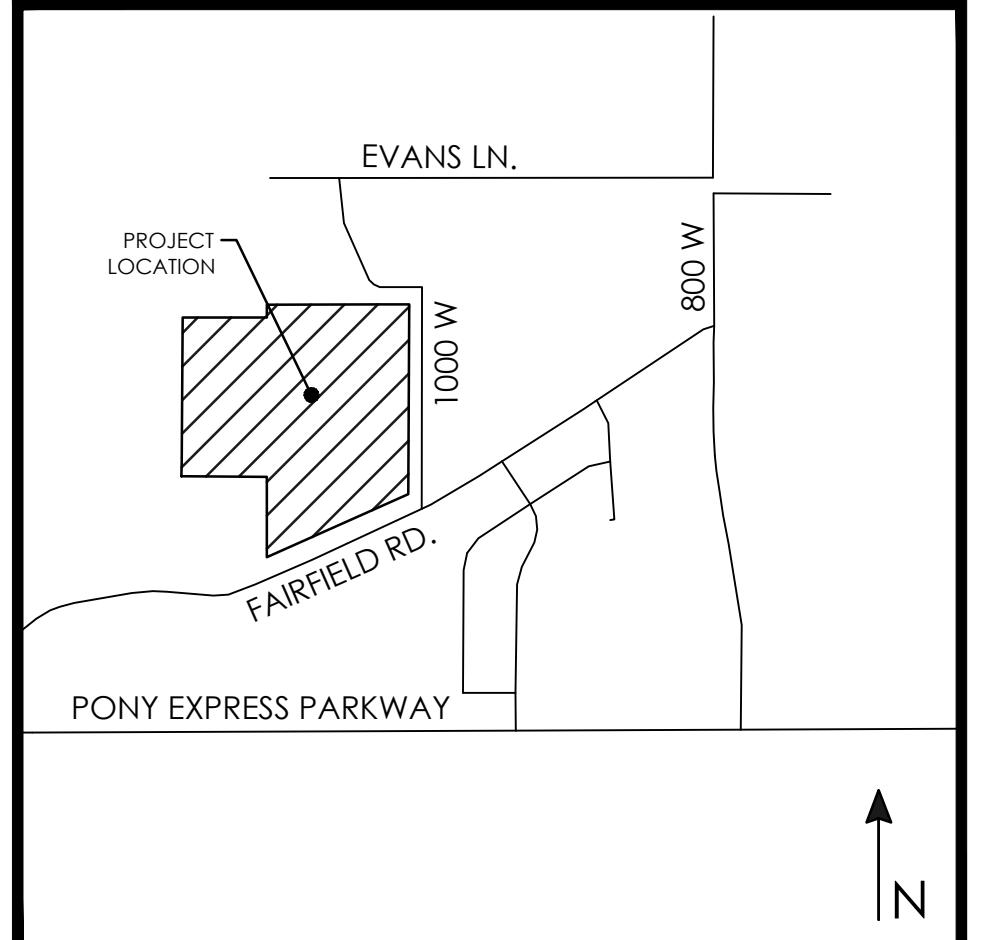


EVANS ESTATES

PREPARED FOR:
STOUT DEVELOPMENT GROUP
LOCATED IN:
SARATOGA SPRINGS, UT



VICINITY MAP

NTS

AREA TABLE		
	SQFT	AC
TOTAL AREA	1,318,561.20	30.27
TOTAL SIDEWALK/TRAIL AREA	69,584.64	1.60
TOTAL LOT BUILDING AREA	351,115.40	8.06
TOTAL ROW AREA (TBC TO TBC)	203,011.94	4.66
TOTAL IMPERVIOUS AREA	623,711.98	14.32
TOTAL LANDSCAPE AREA	694,849.22	15.95
TOTAL NUMBER OF LOTS	74	53%

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075

PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
STOUT DEVELOPMENT GROUP
(801) 231-1818
CONTACT: BRETT STOUT



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE, AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CITY STANDARD NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

BENCHMARK
SOUTHWEST CORNER OF SECTION 22
TOWNSHIP 14, RANGE 1 WEST
SALT LAKE BASIN AND MERIDIAN
ELEV: 4700.37
DATUM: NAD88

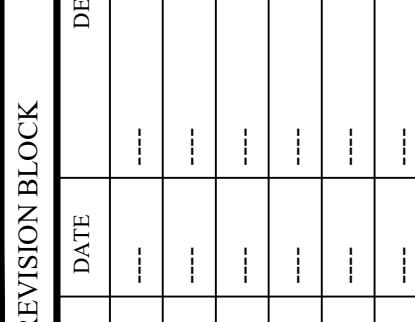
811
Know what's below.
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Sheet Number	Sheet Title
C1	COVER
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLA
C2.3	PRELIMINARY PLAT
C2.4	LOT 101 PLAT
C3.0	DEMOLITION PLAN
C3.1	OVERALL SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C4	OVERALL GRADING & DRAINGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	GRADING & DRAINAGE PLAN
C4.7	GRADING & DRAINAGE PLAN
C4.8	GRADING & DRAINAGE PLAN
C4.9	GRADING & DRAINAGE PLAN
C4.10	GRADING & DRAINAGE PLAN
C4.11	DETENTION POND PLAN
C4.12	OFFSITE STORM DRAIN
C4.13	OVERALL PIPE SIZING
C5.1	SEWER PLAN
C5.2	SEWER PLAN
C5.3	SEWER PLAN
C5.4	SEWER PLAN
C6.1	WATER PLAN
C6.2	WATER PLAN
C6.3	WATER PLAN
C6.4	WATER PLAN
C7	IRRIGATION CANAL PLAN
C8	EROSION CONTROL PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
L2.0	OVERALL IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION DETAILS

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-llc.com

EVANS ESTATES
SARATOGA SPRINGS, UT
COVER

REVISION BLOCK	#	DATE	DESCRIPTION
1	***	***	***
2	***	***	***
3	***	***	***
4	***	***	***
5	***	***	***
6	***	***	***



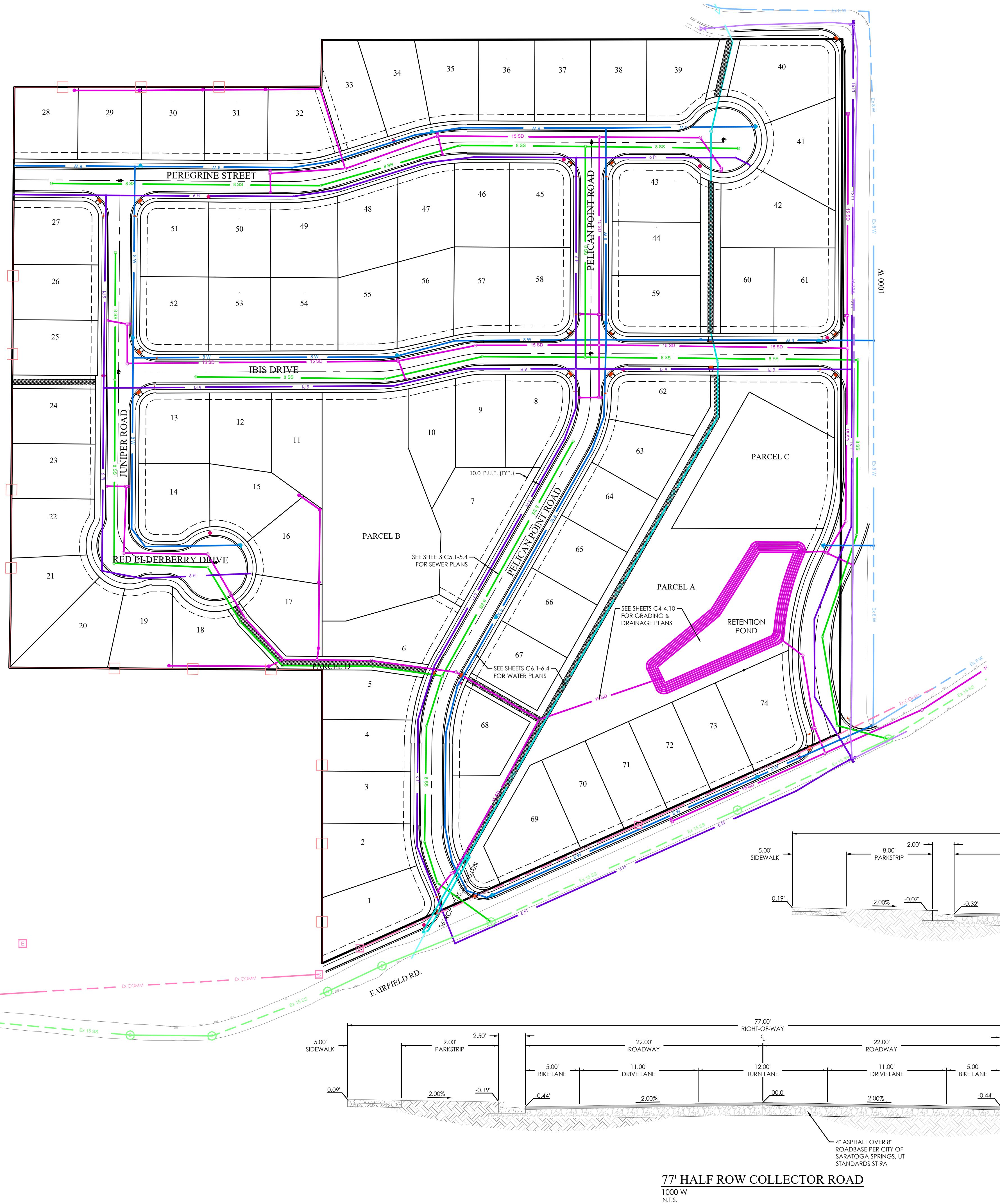
COVER

Scale: 1"=120' Drawn: KV
Date: 01/21/2026 Job #: 25-0063
Sheet: 25-0063.dwg

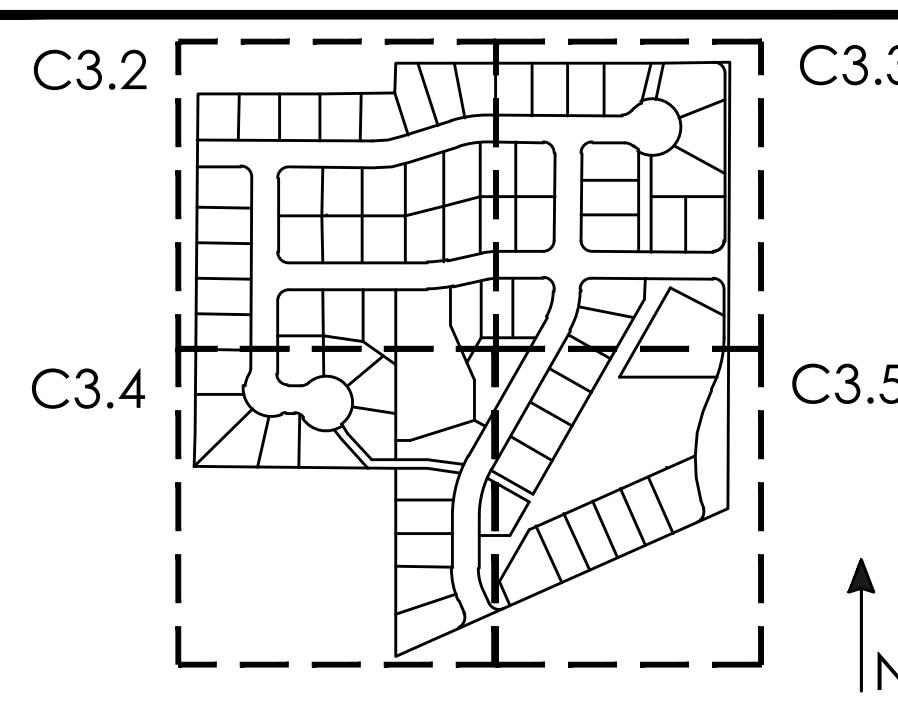
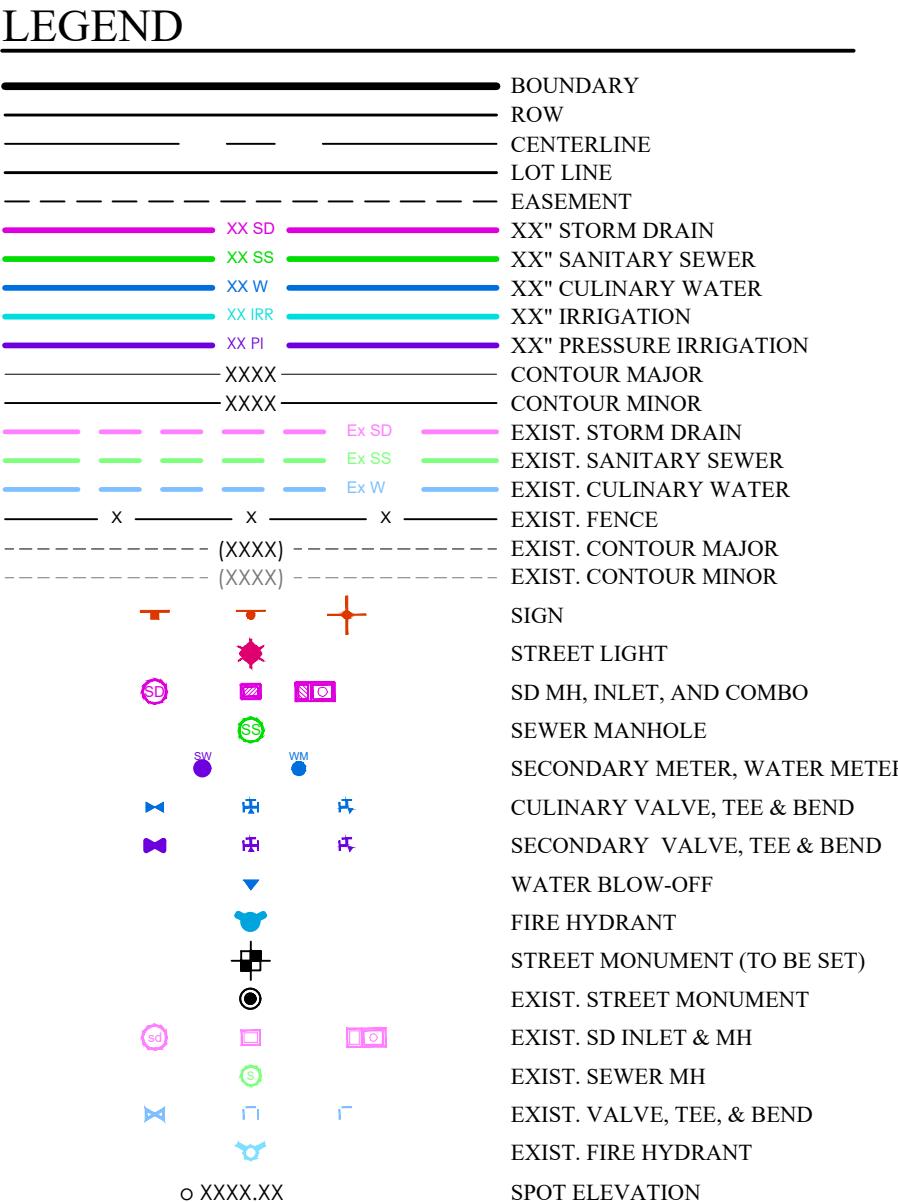
GRAPHIC SCALE

120' 0' 60' 120' 240' 480'
(IN FEET)
1 inch = 120ft

C1

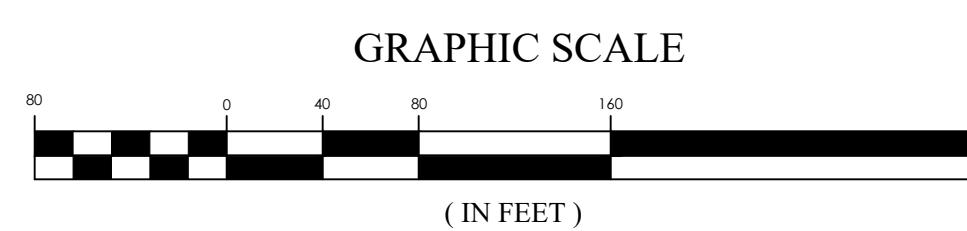
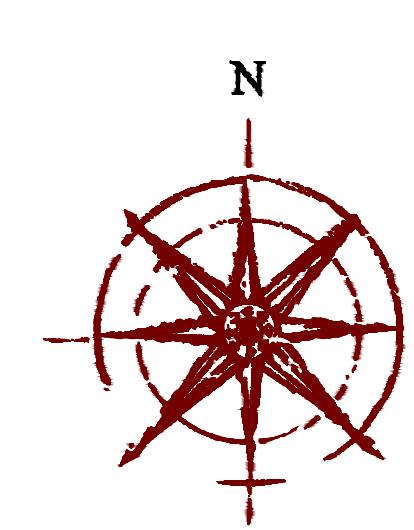
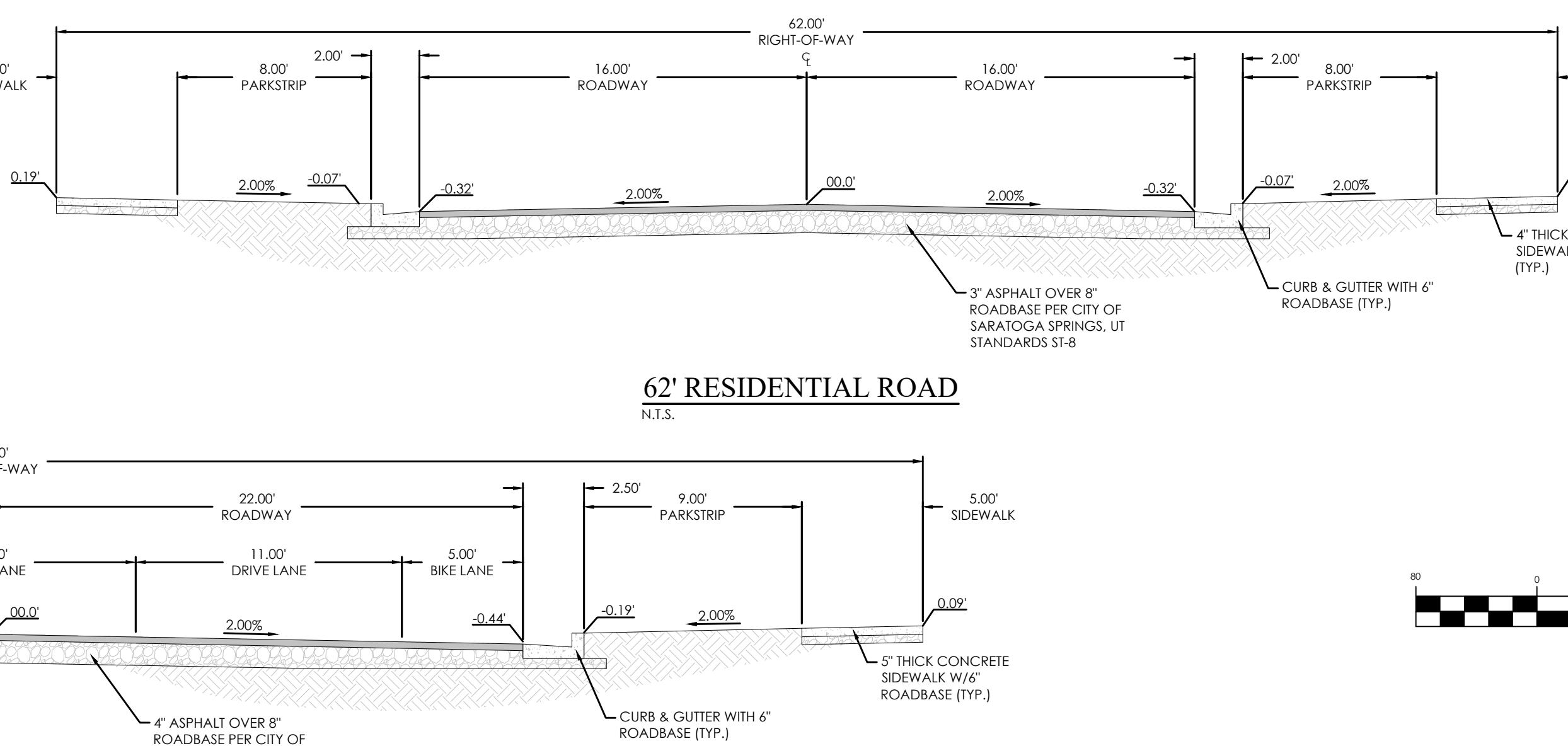


Project Quantities				
Project:	Evans Estates			
Location:	Saratoga Springs, Utah			
Date:	1/13/2026			
By:	MRR			
	Item Description	Estimated Quantity		Units
Sewer				
	8" PVC Sanitary Sewer Pipe	4679		LF
	4' Manhole	24		EACH
	5' Manhole	1		EACH
Culinary Water				
	8" PVC Water Pipe	4764		LF
	8" 45 Bend	4		EACH
	8" 22.5 Bend	2		EACH
	8" 11.25 Bend	10		EACH
	8" Cross	2		EACH
	8" Tee	4		EACH
	Blow Off	1		EACH
	Fire Hydrant	12		EACH
	Sampling Station	1		EACH
Secondary Water				
	6" PVC Secondary Water Pipe	4864		LF
	6" 90 Bend	2		EACH
	6" 45 Bend	1		EACH
	6" 22.5 Bend	4		EACH
	6" 11.25 Bend	13		EACH
	6" Cross	2		EACH
	6" Tee	5		EACH
	Blow Off	3		EACH
Storm Drain				
	8" RCP Storm Drain Pipe	724		LF
	15" RCP Storm Drain Pipe	5973		LF
	12" Yard Box	10		EACH
	Single Inlet Box	9		EACH
	Combination Inlet Box	15		EACH
	Manhole	21		EACH
	Flared End	3		EACH
	SD Box	1		EACH
ADA Ramp		20		EACH



KEY MAP

A right-of-way encroachment permit must be obtained from the City of Saratoga Springs prior to doing any work in existing right-of-way. Apply for an encroachment permit at <https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx>



EVANS ESTATES SARATOGA SPRINGS, UT OVERALL SITE PLAN

REVISION BLOCK			
#	DATE	DESCRIPTION	
1	---	---	---
2	---	---	---
3	---	---	---
4	---	---	---
5	---	---	---
6	---	---	---

OVERALL SITE PLAN



Know what's below.
Call 811 before you dig.