

VICINITY MAP

AREA TABLE			
	SQFT	AC	% TOTAL AREA
TOTAL AREA	1,318,561.20	30.27	100%
TOTAL SIDEWALK/TRAIL AREA	69,584.64	1.60	5%
TOTAL LOT BUILDING AREA	351,115.40	8.06	27%
TOTAL ROW AREA (TBC TO TBC)	203,011.94	4.66	15%
TOTAL IMPERVIOUS AREA	623,711.98	14.32	47%
TOTAL LANDSCAPE AREA	694,849.22	15.95	53%
TOTAL NUMBER OF LOTS	74		

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

EVANS ESTATES

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



SITE MAP

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
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C2.3	PRELIMINARY PLAT
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C3.1	OVERALL SITE PLAN
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C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
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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
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C7	IRRIGATION CANAL PLAN
C8	EROSION CONTROL PLAN

PP01	PEREGRINE STREET P&P
PP02	PEREGRINE STREET P&P
PP03	PEREGRINE STREET P&P
PP04	PEREGRINE STREET P&P
PP05	IBIS DRIVE P&P
PP06	IBIS DRIVE P&P
PP07	IBIS DRIVE P&P
PP08	JUNIPER ROAD P&P
PP09	JUNIPER ROAD P&P
PP10	RED ELDERBERRY DRIVE P&P
PP11	PELICAN POINT ROAD P&P
PP12	PELICAN POINT ROAD P&P
PP13	PELICAN POINT ROAD P&P
PP14	FAIRFIELD ROAD P&P
PP15	FAIRFIELD ROAD P&P
PP16	FAIRFIELD ROAD P&P
PP17	1000 WEST P&P
PP18	1000 WEST P&P
PP19	1000 WEST P&P
PP20	1000 WEST P&P
PP21	SD PIPE P&P
PP22	SD PIPE P&P
PP23	IRRIGATION LINE P&P
PP24	IRRIGATION LINE P&P
PP25	IRRIGATION LINE P&P
PP26	IRRIGATION LINE P&P
SS01	STRIPING AND SIGNAGE PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
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

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.

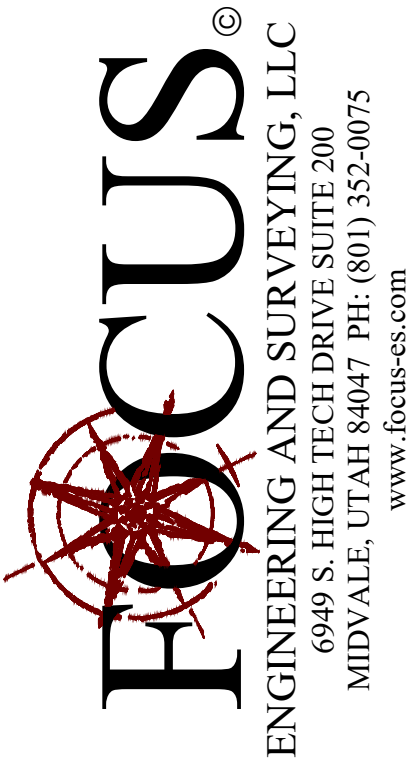
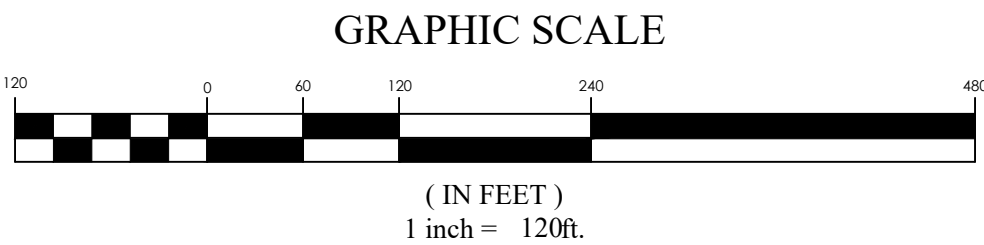
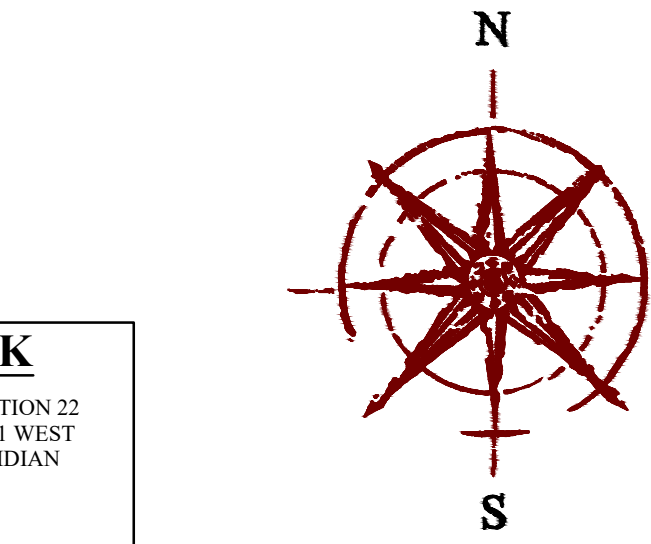
ENGINEER'S NOTES TO CONTRACTOR

- 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.

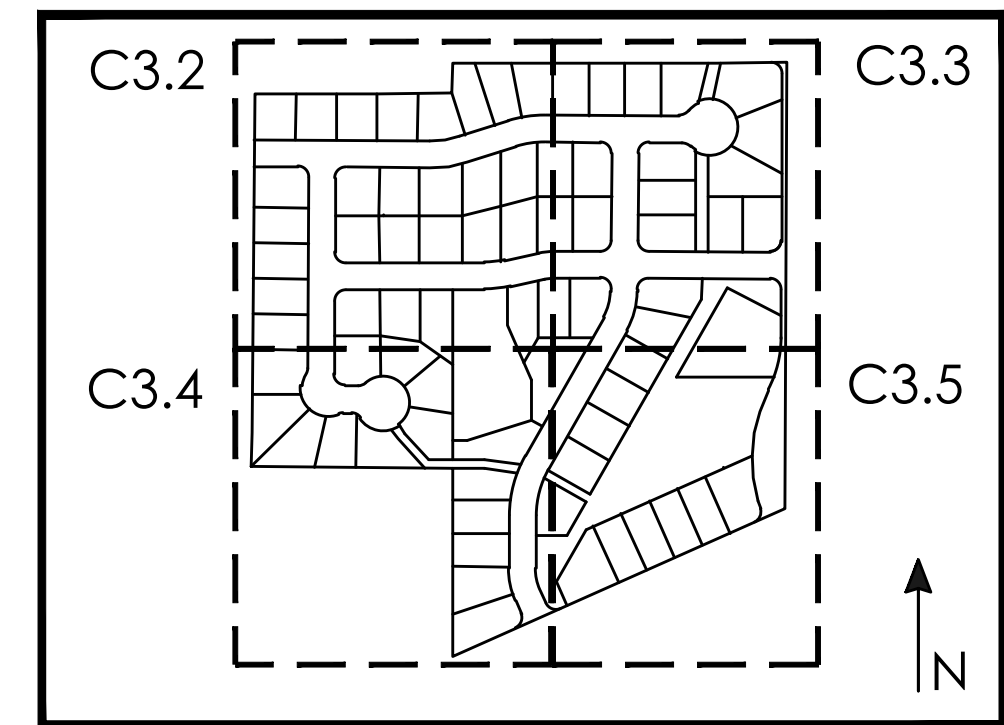
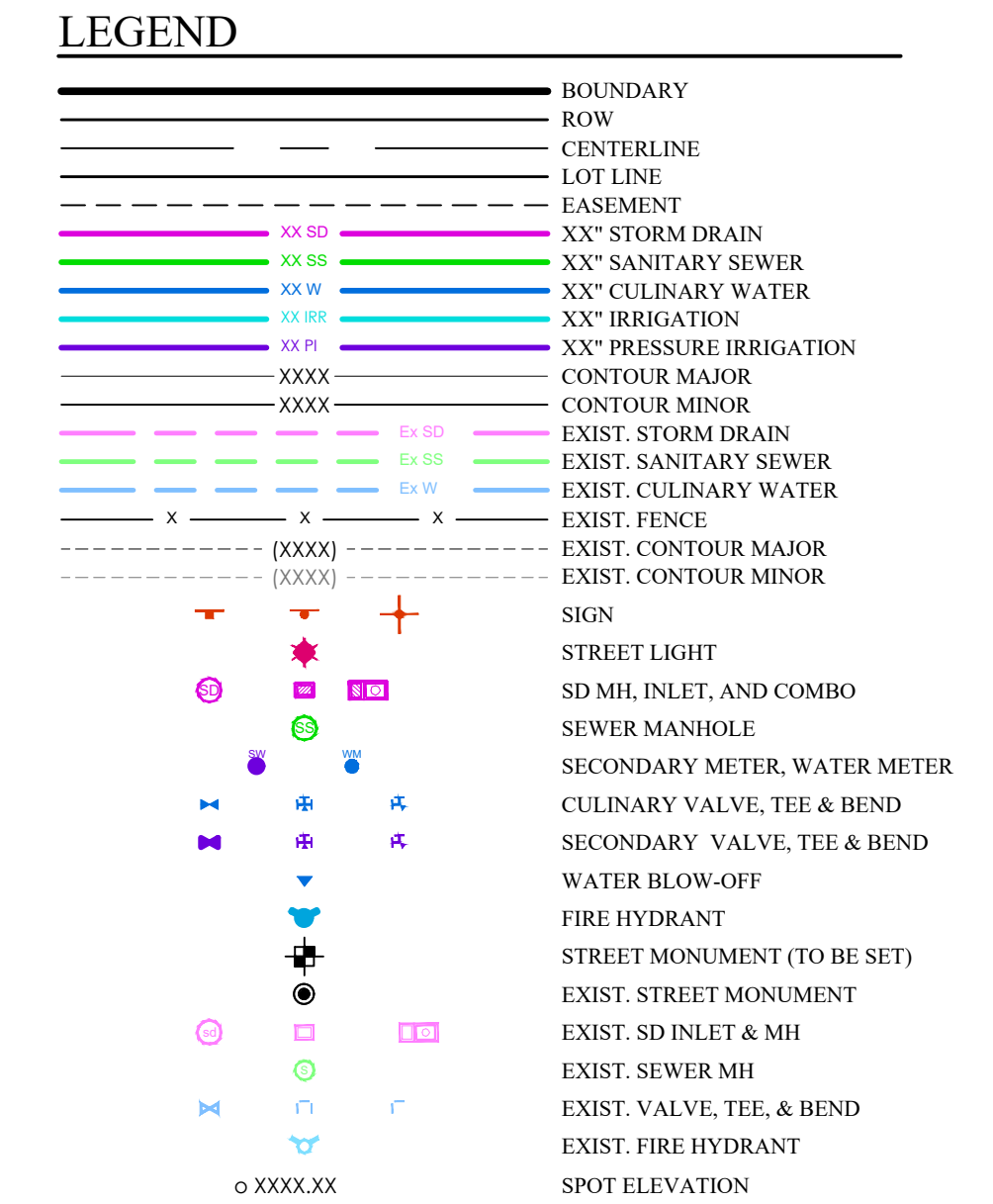
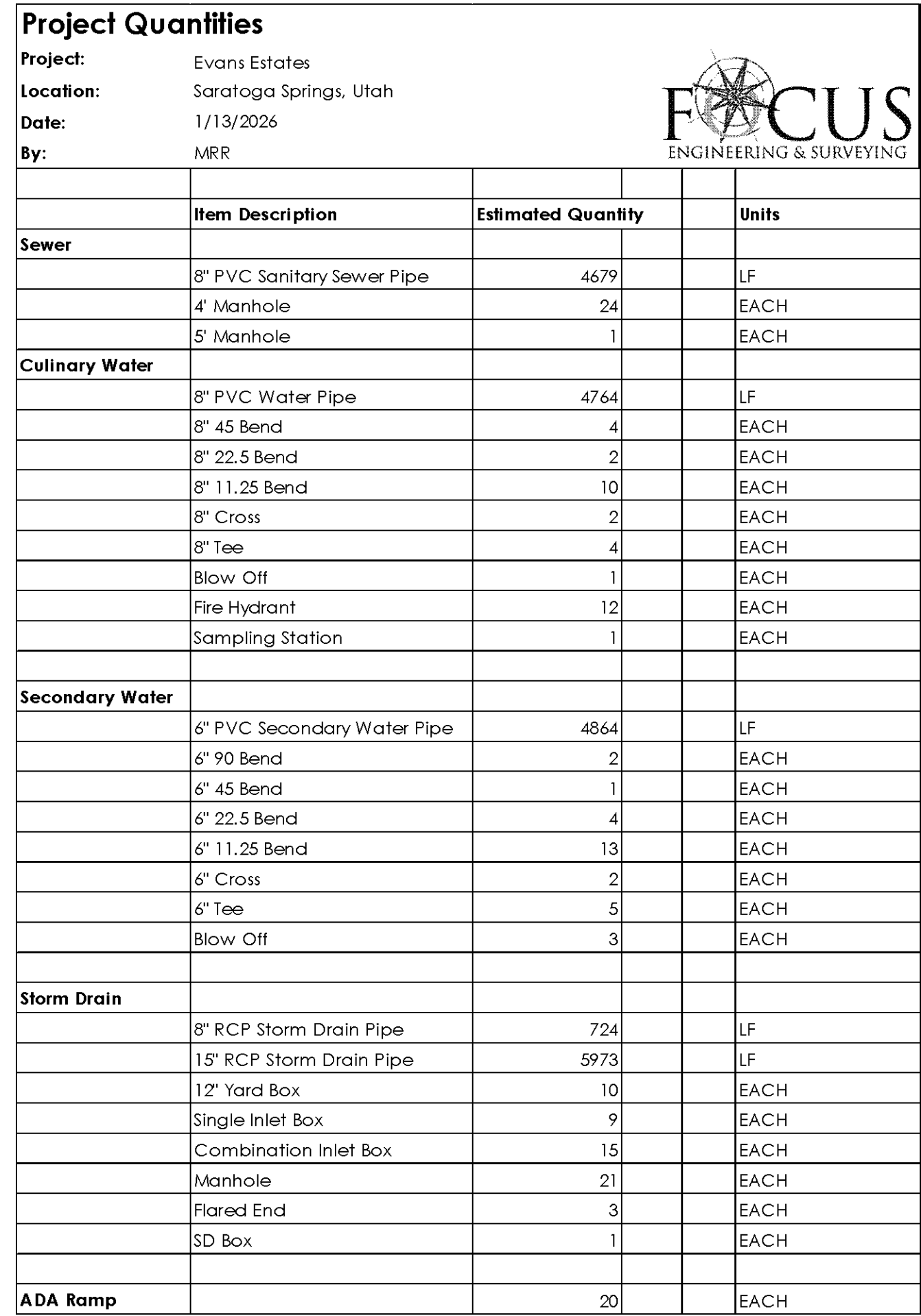
BENCHMARK
SOUTHWEST CORNER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4700.37
DATUM: NAVD88



EVANS ESTATES SARATOGA SPRINGS, UT COVER

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

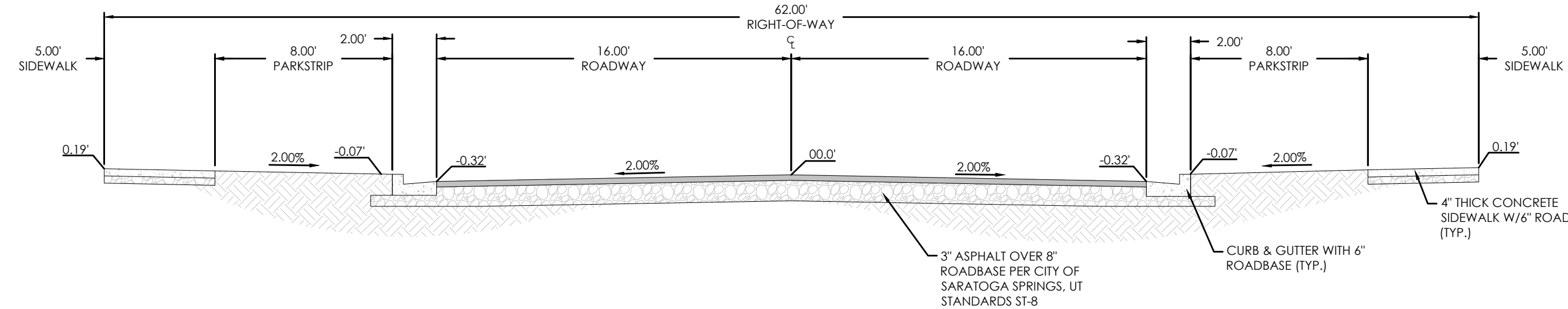
COVER	
Scale: 1"=120'	Drawn: KV
Date: 01/21/2026	Job #: 25-0063
Sheet:	C1



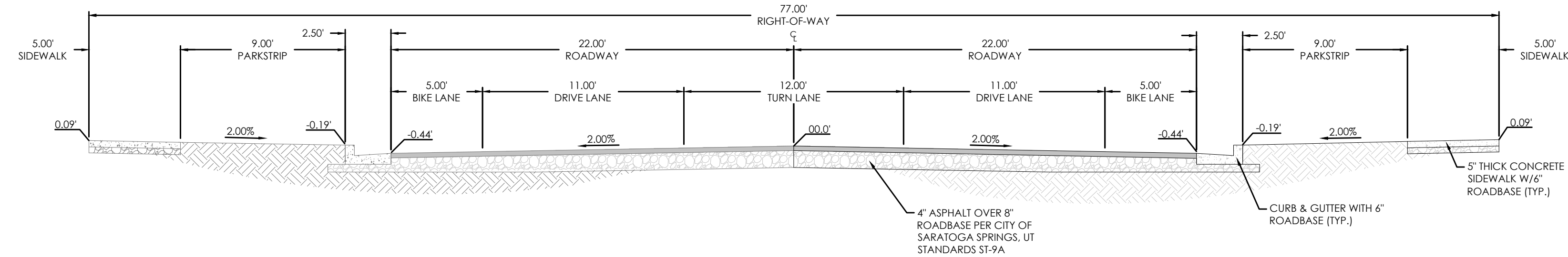
KEY MAP
N.T.S

NOTES:

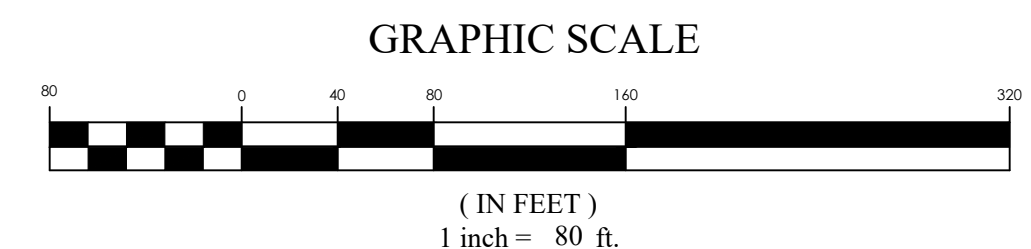
A right-of-way encroachment permit must be obtained from the city of Saratoga Springs prior to doing any work in existing right-of-way. Apply for an encroachment permit at <https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx>



62' RESIDENTIAL ROAD
N.T.S.



77' HALF ROW COLLECTOR ROAD
1000 W
N.T.S.



EVANS ESTATES
SARATOGA SPRINGS, UT
OVERALL SITE PLAN

#	DATE	DESCRIPTION
1	10-1-20	10-1-20
2	10-2-20	10-2-20
3	10-3-20	10-3-20
4	10-4-20	10-4-20
5	10-5-20	10-5-20
6	10-6-20	10-6-20

OVERALL SITE PLAN

Scale: 1"=80'	Drawn: KV
Date: 01/21/2026	Job #: 25-0063
Sheet:	

C3.1