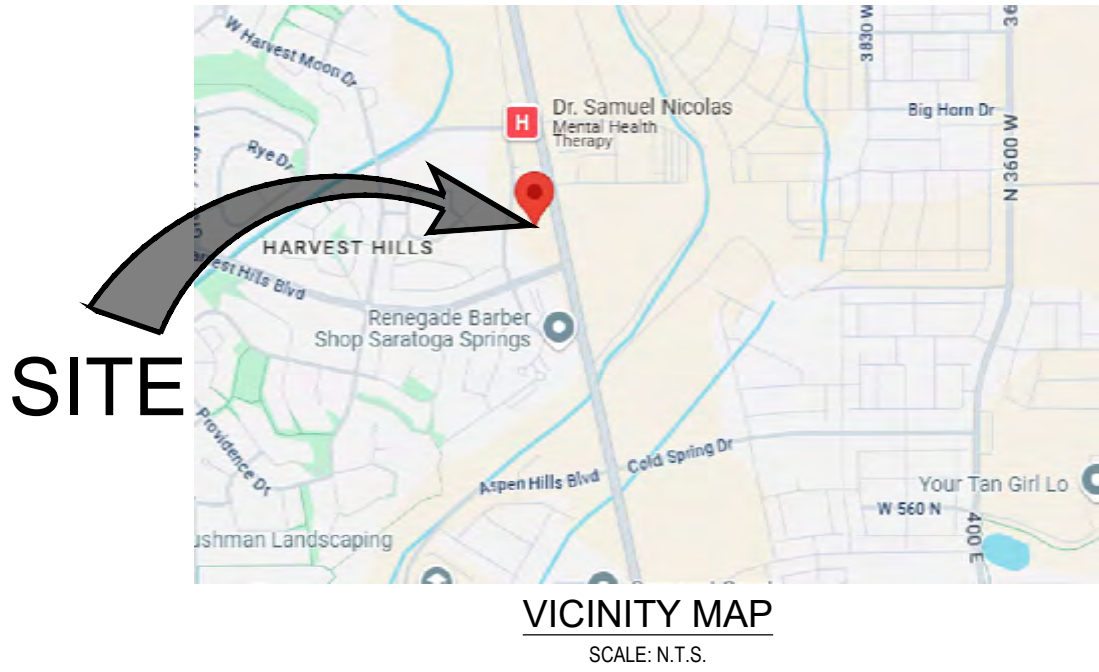
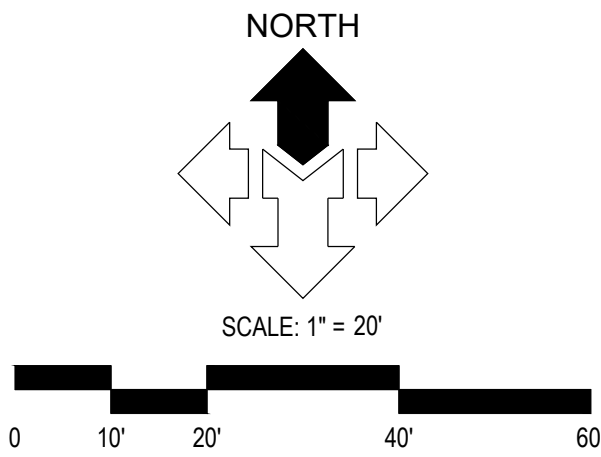


REDWOOD SPORTS FACILITY
CONSTRUCTION PLANS

2107 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH, 84045
LOCATED IN SECTION 2, TOWNSHIP 5 S, RANGE 1 W, S.L.B. & M.



SITE

A

B

C

D

DATA TABLE					
	ACRES	SQ. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	1.490	64,907	100%		
SENSITIVE LANDS	0	0	0%		
OPEN SPACE	0	0	0%		
BUILDABLE AREA	0.710	30,920	48%		
RIGHT OF WAY AREA	0.109	4,748	7%		
LANDSCAPING AREA	0.41	17,743	20%		
LOTS	1.490	64,907	100%	1	
NET DENSITY DWELLINGS BY ACRE				4	2.68/ ACRE
PROPOSED BUILDING BY FLOOR	0.365	15,908			
PROPOSED GARAGE PARKING SPACES	0	0	0%		0 GARAGE PARKING
SURFACE PARKING SPACES				65	65 PARKING SPACES (4 COVERED PARKING FOR RESIDENCES)
TOTAL NUMBER ADA PARKING SPACES				3	3 REQUIRED
TOTAL NUMBER OF LOTS				1	
TOTAL NUMBER OF DWELLINGS				4	
TOTAL NUMBER OF BUILDINGS				1	
SQ. FT. OF PROPOSED BUILDING	15,908				
SQ. FT. OF BUILDING BY FLOOR					LVL 1 = 10,882, LVL 2 = 5,026

Δ=16°23'26"
R=1046.87'
L=299.48'
CB=N 9°17'30" E
CL=298.46'

HILLOREST ROAD
(A PAVED PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING

N 90°00'00" W 13.41'

R=100.00
L=67.87'
CB=N 70°33'28" W
CL=66.57'

41-802-0005
BLUEBIRD ACRES, LLC

Δ=50°54'47"
R=100.00'
L=88.86'
CB=S 76°34'16" E
CL=85.97'

SCOOTERS LANE
(A PAVED PRIVATE LANE)

PRIVATE DRIVEWAY
ACCESS EASEMENT
MAINTAINED BY HOA

S 77°58'21" W 37.60'

EXISTING
20.0' LANDSCAPE, TRAIL
AND PUBLIC ACCESS
EASEMENT

5.0' STORM DRAIN
EASEMENT

S 12°01'39" E 265.54'

EXISTING
20.0' LANDSCAPE, TRAIL
AND PUBLIC ACCESS
EASEMENT

EXISTING
5.0' STORM DRAIN
EASEMENT

LOT 301

LOT 302

S 89°53'49" W 300.11'

41-802-0001

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO SARATOGA
SPRINGS STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO SARATOGA
SPRINGS STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO SARATOGA SPRINGS
STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
ACHKA BRIMMINGHAM
achka@enviihomedesign.com

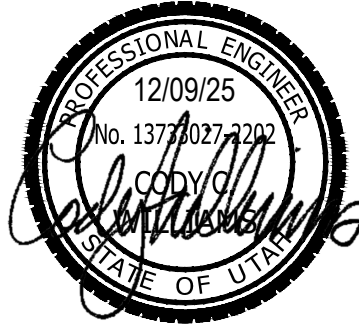
ARCHITECT
CORE ARCHITECTURE
NATHAN BROWN, AIA
801.769.3000
nathanb@corearch.com



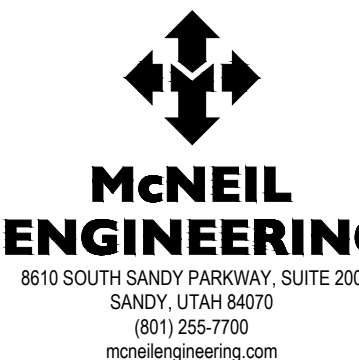
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

THE INFORMATION HEREIN IS THE PROPERTY OF CORE
ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT
WRITTEN CONSENT. © 2024 CORE ARCHITECTURE, LLC

PROFESSIONAL STAMP



CONSULTANT INFORMATION



PROJECT TITLE AND ADDRESS
**REDWOOD SPORTS
FACILITY**

HARVEST POINT COMMERCIAL PLAT 'A' LOT 3

REVISIONS

Δ DESCRIPTION	DATE

PROJECT INFORMATION

DATE: 9 DECEMBER 2025
PROJECT #: 25-040/ 25311
DRAWN BY: CBN/ TJO
PM / PA: CCW

DRAWING SET STATUS
**100% CONSTRUCTION
DRAWINGS**

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

**CIVIL COVER
SHEET**

SHEET NUMBER

C0.00



REDWOOD SPORTS FACILITY

HARVEST POINT COMMERCIAL PLAT 'A'
LOT 3

27 JUNE 2025



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com



**REDWOOD SPORTS
FACILITY**

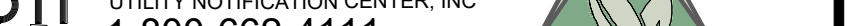
HARVEST POINT COMMERCIAL PLAT 'A'
LOT 3

27 JUNE 2025



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com



ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO																	
10/23/2025			UT25127			** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/18/25						CORE ARCHITECTURE ATT: NATHAN BROWN 801-769-3028 NATHANB@COREARCH.COM									PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 10/23/2025																	
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr></table>			NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org			 NORTH						REDWOOD SPORTS TRAINING FACILITY HILLCREST LANE SARATOGA SPRINGS, UTAH			COPYRIGHT © PKJ DESIGN GROUP						CITY PERMIT SET LP-COLOR		
NO.	REVISION	DATE																																				
1	XXXX	XX-XX-XX																																				
2																																						
3																																						
4																																						
			 GRAPHIC SCALE: 1" = 20'									THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.			3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com																							