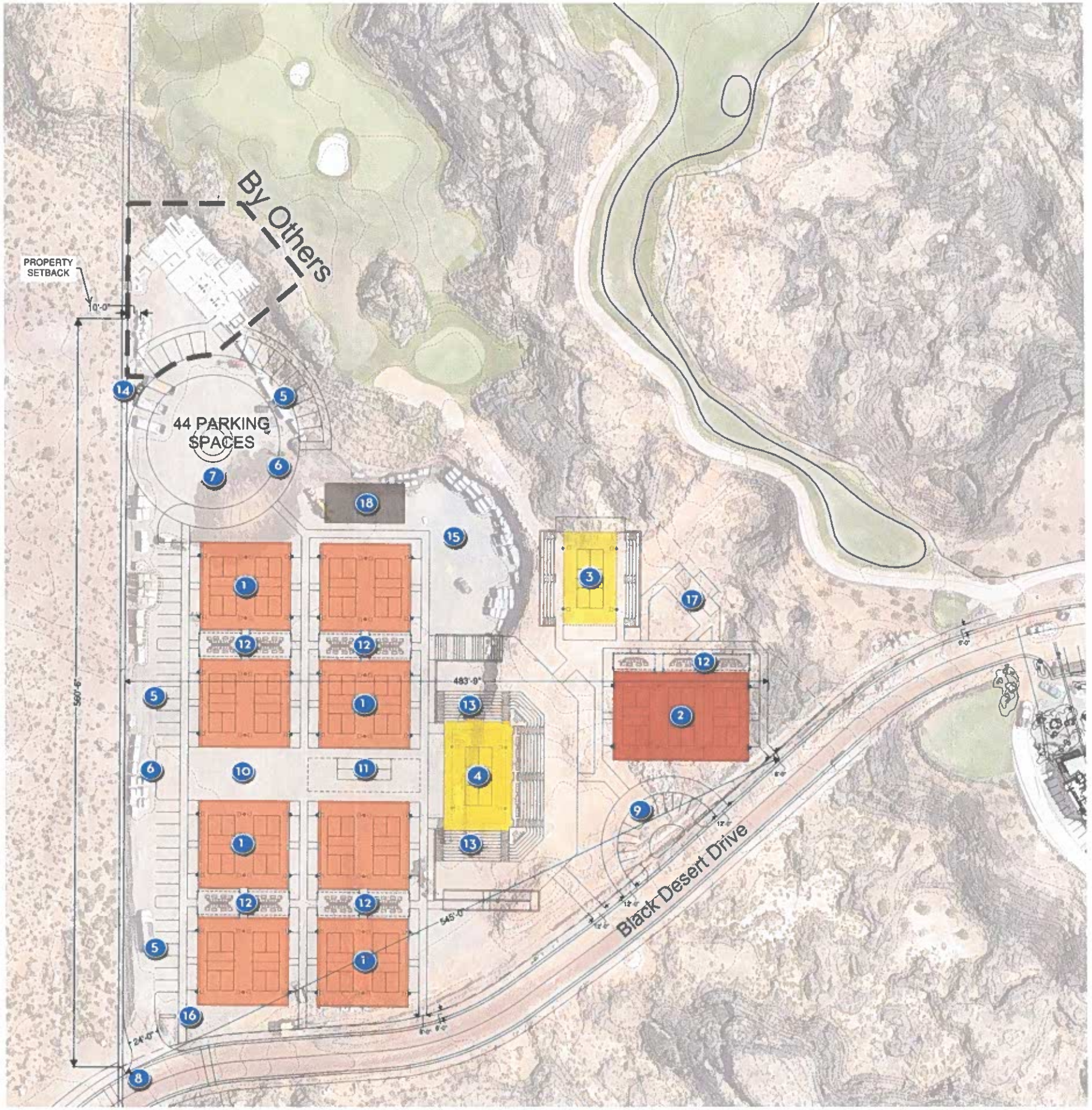
SITE PLAN



LEGEND

1. 34'x64' standard courts (16 total)
2. 34'x64' members courts (3 total)
3. grandstand court
4. championship court
5. parking (44 total spots)
6. drop off
7. round-about
8. raised intersection (speed table)
9. member drop off/ golf cart parking
10. communal gathering
    - fun movable furniture, fire pit, ping pong & fooseball tables, porch swings, specimen trees, festoon lighting, artificial lawn, & lawn games
11. F&B w/ shaded seating & roof deck
12. court-side cabana
    - w/ lounge seating
13. built-in stadium seating
14. dumpster enclosure
15. kids zone
16. entry monument signage
17. members outdoor lounge area
18. merchandise/comfort station/ storage building

NOTE: Concept for discussion. Confidential & Proprietary.

Reef CAPITAL PARTNERS

BLACK DESERT RESORT

BLACK DESERT RESORT
PICKLEBALL SPORTS CENTER

SWABACK Architects + Planners

Signage Design Aspiration

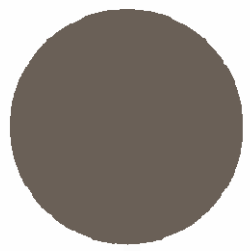
A collection of Black Desert Resort Signage and Inspiration Imagery







Halo Illumination From Pinned Off Letters

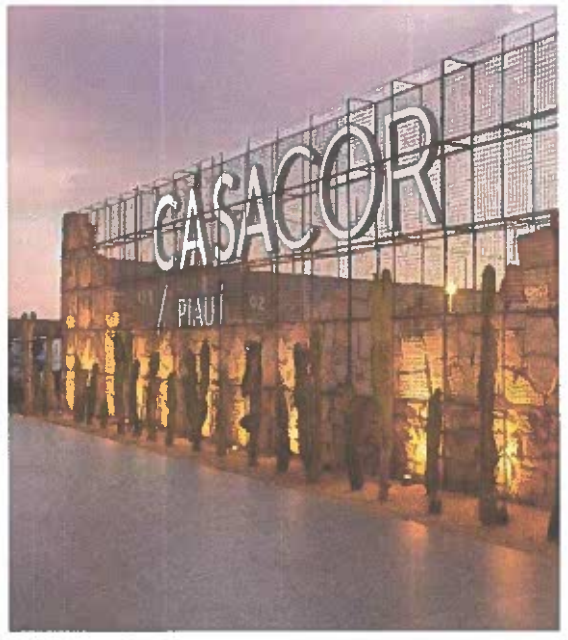


Patina / Aged Metal Cabinet









Signage Concept

Architectural identity signage will feature dimensional letters mounted to a screen wall. Letters should be pin-mounted to create a floating effect, with dynamic shadow play at night when back-lit. All signage lighting will use warm, integrated illumination—subtle, indirect, and embedded within the structure. The aesthetic should strike a balance between modern industrial and organic minimalism. It should feel monolithic yet approachable, evoking a sense of exclusivity and quiet discovery.

Confidential - Not Intended for Public Distribution

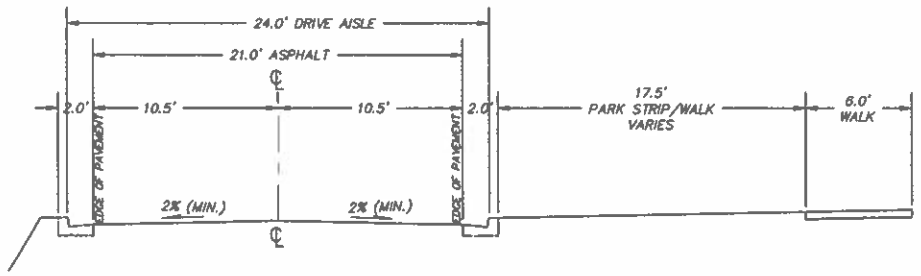


Reef
CAPITAL PARTNERS

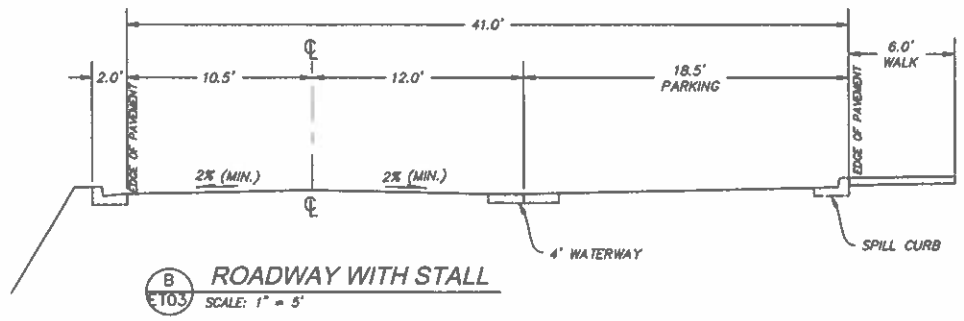
Black Desert Resort
Pickleball Sports Complex

SWABACK
Architects + Planners

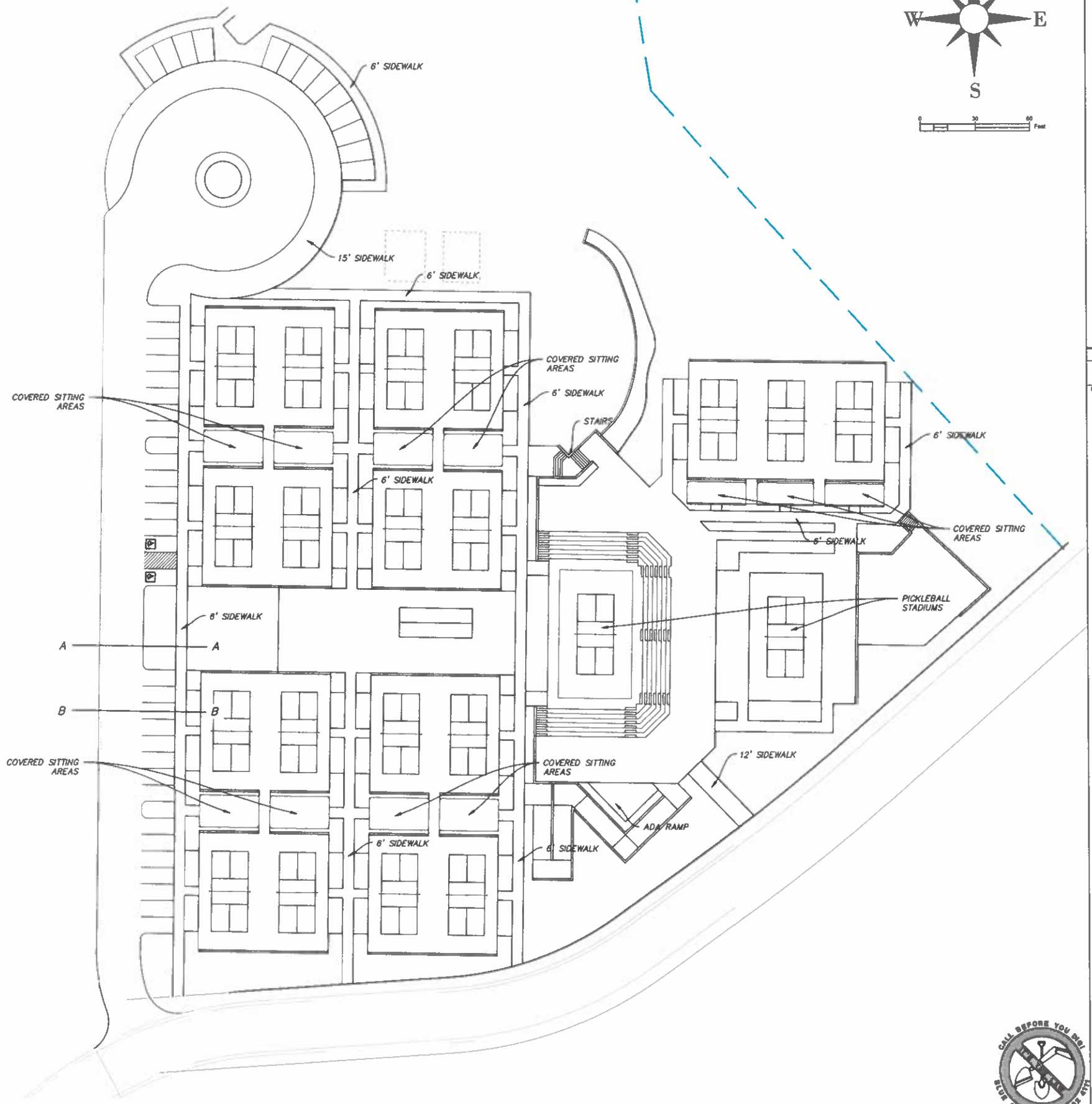
0 40 80 120 feet
SCALE: 1" = 40'
NORTH



A ET03 **ROADWAY**
SCALE: 1" = 5'



B ET03 **ROADWAY WITH STALL**
SCALE: 1" = 5'



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WWW.PERIGEECA.COM

IVINS CITY

CITY ENGINEER	DATE

DATE	DESCRIPTION
APR.	

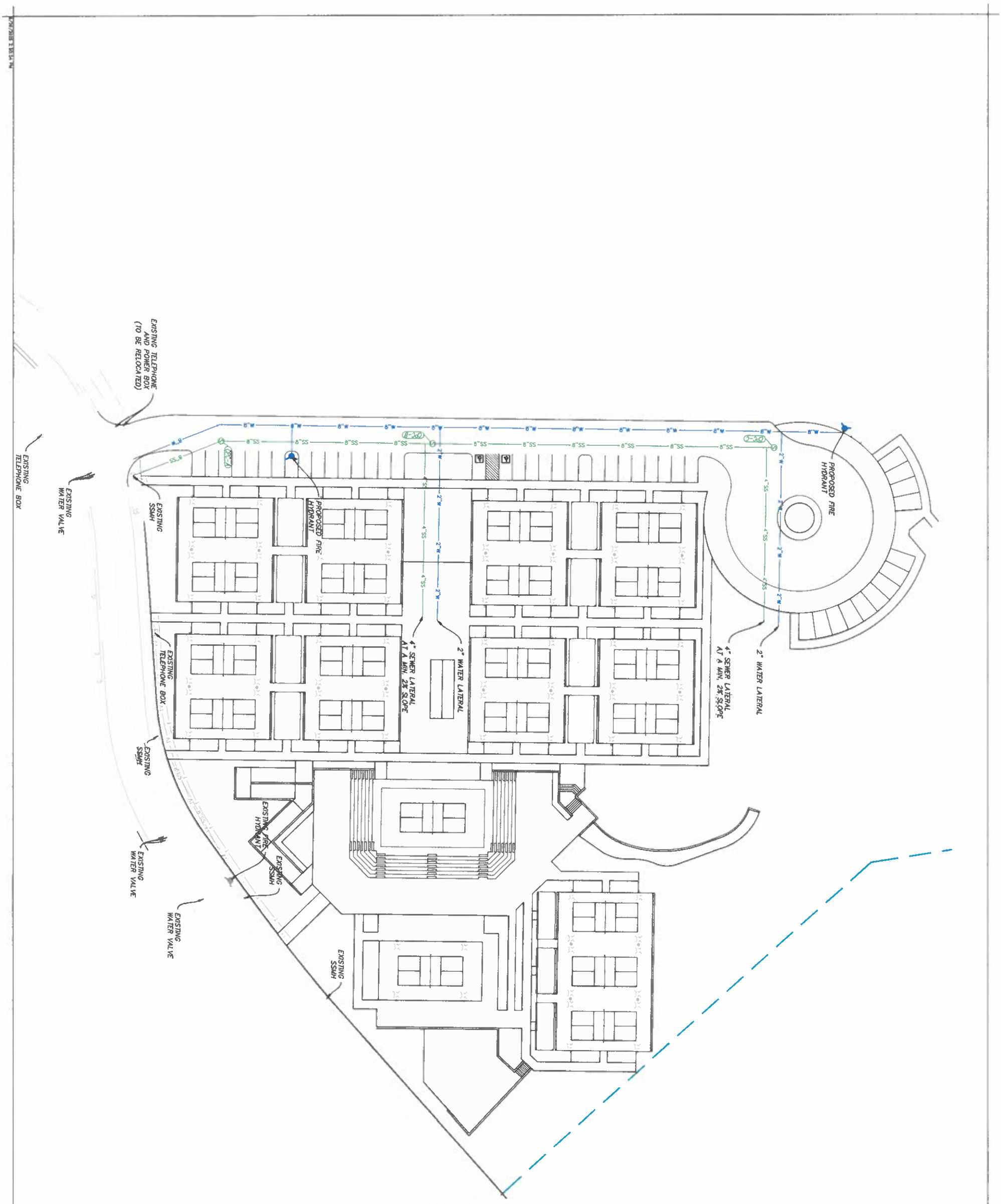
DESIGNED BY: FLEH
DRAWN BY: AL
CHKD BY: TVW
SUBMITTED BY:
DATE: JUNE 2025
SUBMISSION
COMPUTER NO 01146
PLOTTED BY:
PLOT DATE: 6/26/2025 2:39:43 PM
REV'S
NAME
DESCRIPTION
FILE NAME: R:\2014 Reef Capital Base Dwgs\Publish\ Complete Drawings\SP01.dwg

REEF CAPITAL BLACK DESERT PICKLEBALL COMPLEX
SITE PLAN

SHEET NUMBER
02
OF – SHEETS
DRAWING NAME
SP01

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

6/26/2025 2:50:48 PM



CALL BEFORE YOU DIG
BLUE STAKES 1-800-662-4111

SHEET NUMBER 03 OF -- SHEETS
DRAWING NAME UT01

REEF CAPITAL BLACK DESERT PICKLEBALL COMPLEX

UTILITY PLAN

DESIGNED BY: RJH	DATE: JUNE 2025	REV:	
DWN BY: AL	CKD BY: TVW	SOLICITATION NO:	
SUBMITTED BY		CONTRACT NO: 01146	
FILE NAME: R:\01146 Reef Capital Black Desert Pickleball Complex\Civil\P\03-UT01			
SIZE: ANSI B	PLOTTED BY	PLOT DATE: 6/26/2025 2:30:54 PM	

MARK	DESCRIPTION	DATE	APPR.

CITY ENGINEER DATE

IVINS CITY

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WWW.PERIGEECIVIL.COM

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
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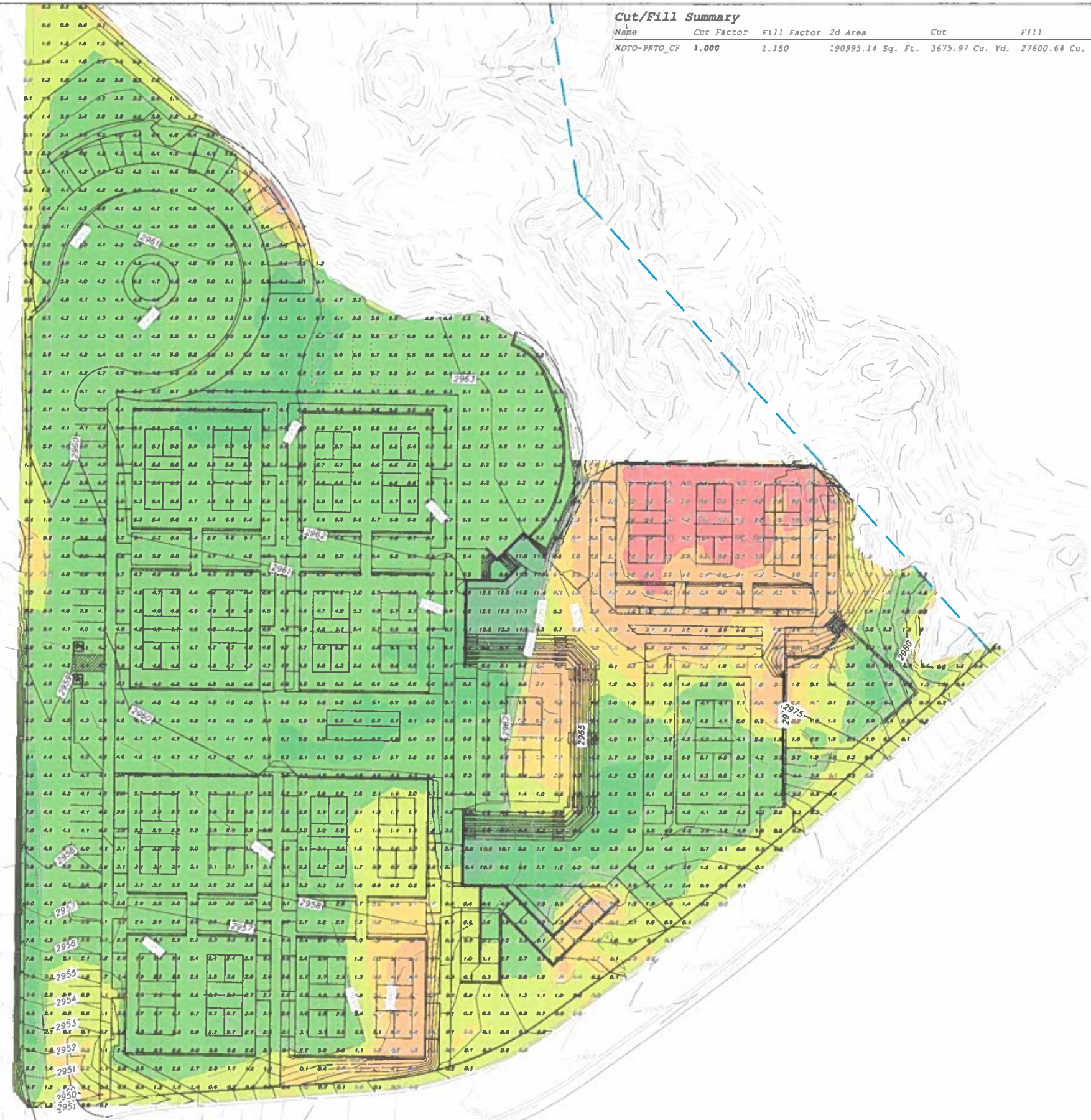
N

W E

S

0 30 60 Feet

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-14.0	-10.0	
2	-10.0	-6.0	
3	-6.0	-2.0	
4	-2.0	0.0	
5	0.0	2.0	
6	2.0	6.0	
7	6.0	10.0	
8	10.0	14.0	



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8088 SOUTH 1300 WEST, SUITE 150
801.859.0959 TEL 801.859.0960 FAX

IVINS CITY

CITY ENGINEER DATE

NO.	DATE	APP'D	DESCRIPTION

DESIGNED BY: R.J.H.
DRAWN BY: A.L.
CHECKED BY: T.V.W.
SUBMITTED BY:
DATE: JUNE 2025
SUBMISSION NO:
CONTRACT NO. 01148
FILE NAME: R:\Drivit Real Capital Black Desert Pickleball Complex\Civil\PLAN SHEETS\GR03.dwg
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PLOT DATE: 6/26/2025 2:25:22 PM
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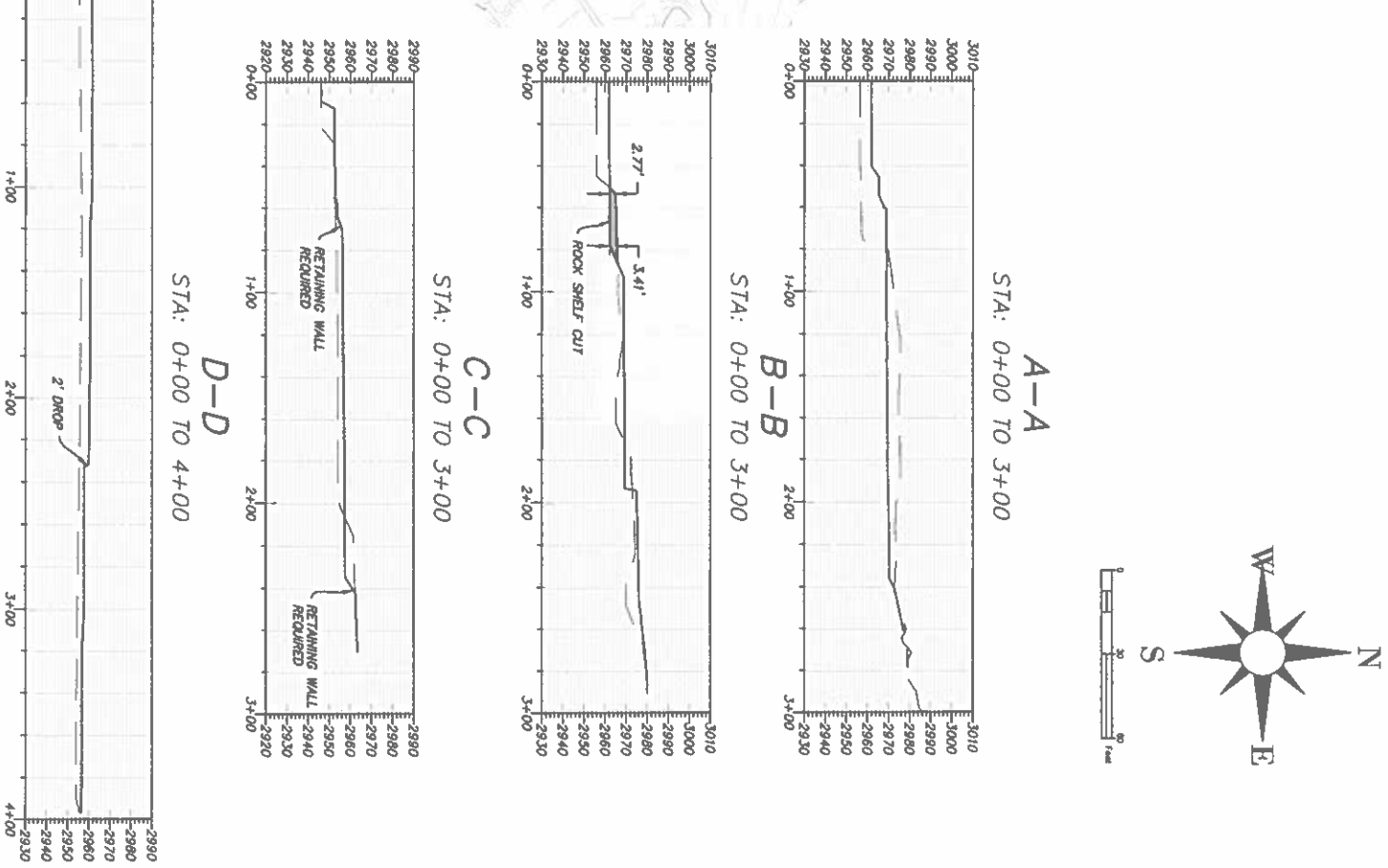
REEF CAPITAL BLACK DESERT
PICKLEBALL COMPLEX
CUT/FILL HEAT MAP

SHEET NUMBER
06
OF - SHEETS
DRAWING NAME
GR03

CALL BEFORE YOU DIG
BLUE STAKES 1-800-662-4111

6/26/2025 2:51:33 PM





CALL BEFORE YOU DIG!
BLUE STAKES OF UTAH
811

REEF CAPITAL BLACK DESERT PICKLEBALL COMPLEX

OVERALL GRADING & DRAINAGE PLAN

DESIGNED BY: RJH	DATE: JUNE 2025	REV:	
DWN BY: AL	CKD BY: TVW	SOLICITATION NO:	
SUBMITTED BY		CONTRACT NO: 01146	
FILE NAME: N:\01146 Reef Capital Black Desert Pickleball Complex\Civil\dgn\04 GR01			
SIZE: ANSI D	PLOTTED BY	PLOT DATE: 8/26/2025 3:00:07 PM	

MARK	DESCRIPTION	DATE	APPR.

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SHEET NUMBER 04
OF -- SHEETS
DRAWING NAME GR01