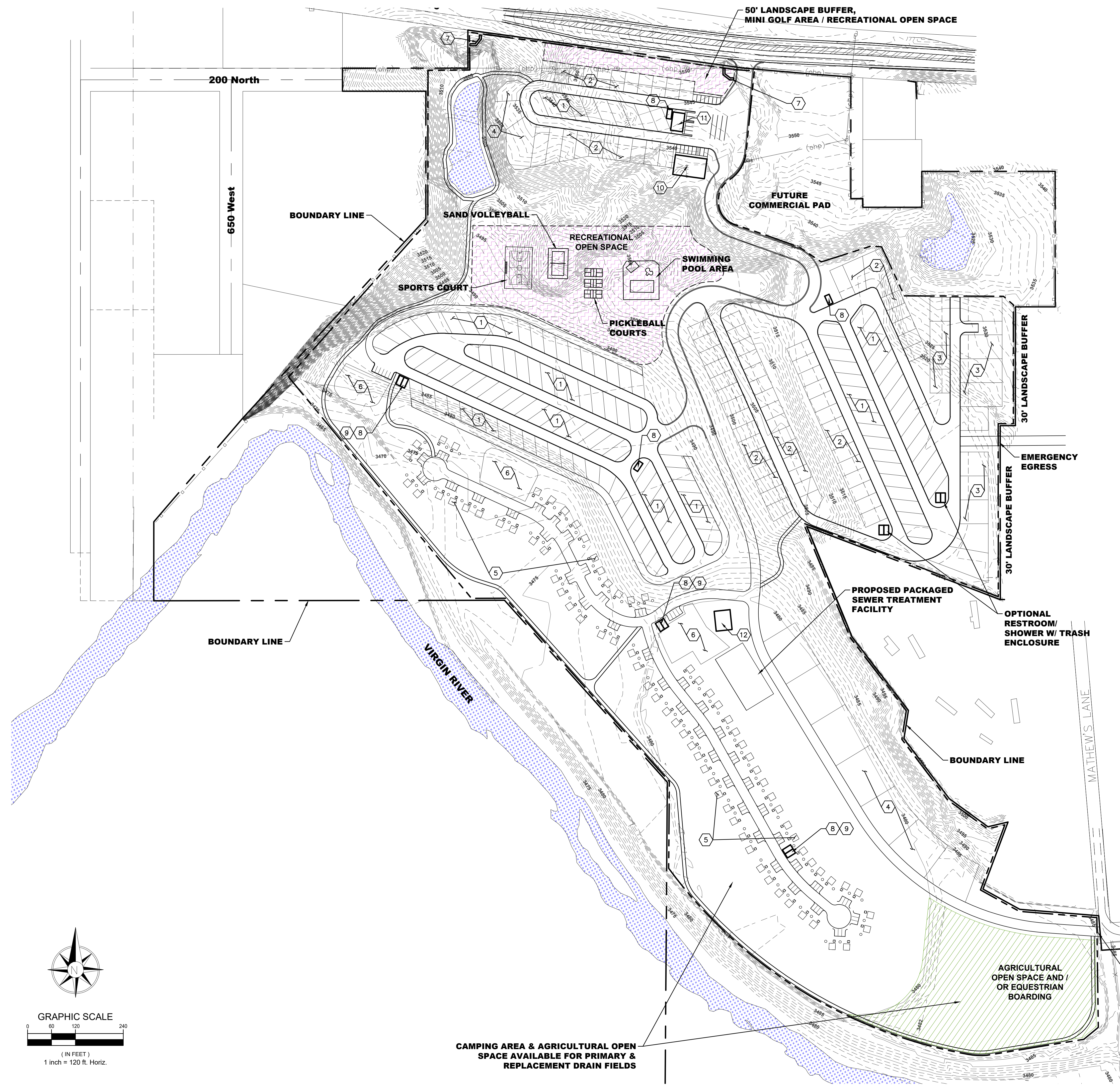




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ZION SUNSET RESORT
CONCEPT PLAN FOR CONDITION USE PERMIT
 310 W & SR-9, VIRGIN, UTAH
OVERALL SITE PLAN - PROPOSED



LEGEND

- (ohp) OVERHEAD POWER LINE
- UTILITY POLES
- FIRE HYDRANT
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- IRON STOCK FENCE

KEYED NOTES

- 1 PULL-THRU RV PADS
- 2 BACK-IN RV / GLAMPING OR CABIN PADS
- 3 CABINS / GLAMPING
- 4 LARGE CABINS
- 5 TENT / GLAMPING PADS
- 6 GROUP CAMPING AREA
- 7 SIGN
- 8 TRASH ENCLOSURE
- 9 RESTROOMS
- 10 RESTAURANT / RETAIL / LAUNDRY
- 11 CHECK-IN / STORE
- 12 MAINTENANCE BARN

SITE SUMMARY

TOTAL SITE ACRES	75.00 ACRES
TOTAL NATURAL/LANDSCAPE OPEN SPACE	26.00 ACRES
TOTAL RECREATION OPEN SPACE	3.90 ACRES

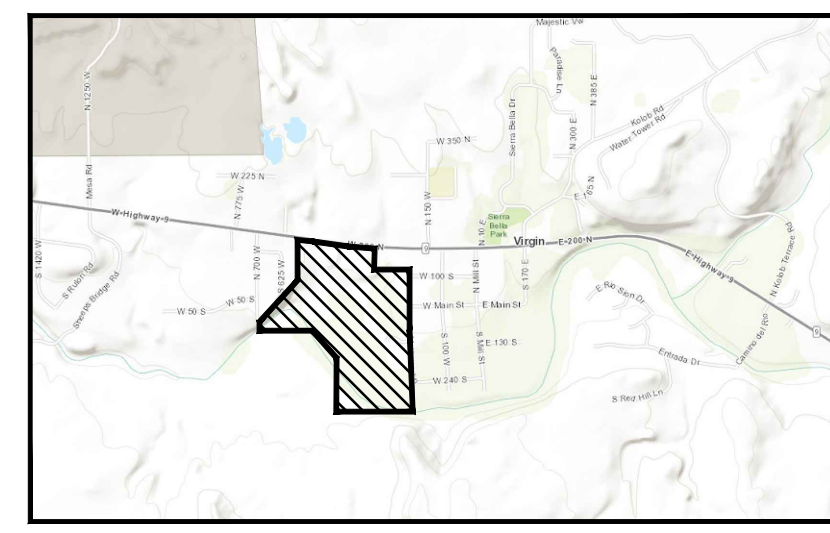
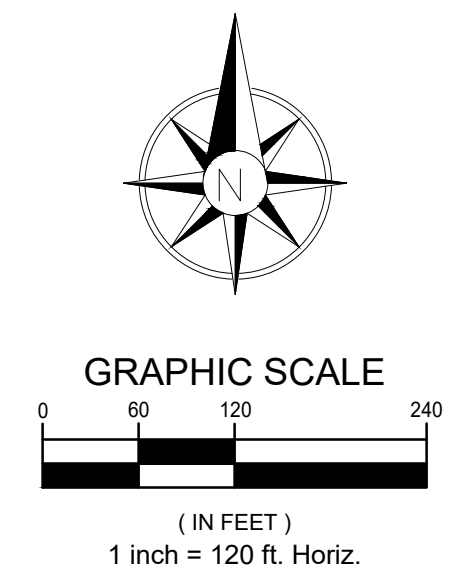
UNIT SUMMARY

CHECK-IN/STORE BUILDING	1
RESTAURANT/RETAIL/LAUNDRY	4
PULL-THRU RV PADS	129
BACK-IN RV / GLAMPING OR CABIN PADS	74
CABINS / GLAMPING	14
LARGE CABINS	7
TENT/GLAMPING PADS	94
GROUP TENT/GLAMPING SITES	3
TOTAL UNITS	326
UNITS PER ACRE	4.35

PARKING SUMMARY

	QTY	NO. OF SPACES	TOTAL
CHECK-IN BUILDING	1	8	8
RESTAURANT BUILDING	1	14	14
PULL-THRU RV PADS	129	1	129
BACK-IN RV / GLAMPING OR CABIN PADS	74	1	74
CABINS / GLAMPING	21	2	42
TENT PADS	77	1.5	116
GROUP SITES	3	7.5	23
TOTAL PARKING STALLS			406

- NOTES:**
- TENT/GLAMPING PADS CAN MOVE WITHIN CAMPING AREA.
 - MINIMUM 2-WAY ROAD WIDTH - 24 FEET
 - MINIMUM 1-WAY ROAD WIDTH - 18 FEET
 - MINIMUM WALKING TRAIL WIDTH - 4 FEET
 - BUILDING LOT SETBACK MINIMUMS:
 FRONT - 15 FEET
 SIDE - 10 FEET FROM STRUCTURES OR 5 FEET TO SIDE LOT LINE
 BACK - EDGE OF LOT
 - MINIMUM RV PAD SIZE:
 30 FEET WIDE
 50 LONG
 - MINIMUM TENT/GLAMPING AREA - 250 SQ. FT.
 - RECREATIONAL AMENITIES CAN MOVE WITHIN RECREATIONAL OPEN SPACE



CAMPING AREA & AGRICULTURAL OPEN SPACE AVAILABLE FOR PRIMARY & REPLACEMENT DRAIN FIELDS

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
CS1