



LEGEND

- X — X — EXISTING FENCE
- — — — EXISTING PAVEMENT (OUTSIDE PROJECT)
- — — — EXISTING SEWER
- ⊙ EXISTING SEWER MANHOLE
- P — P — EXISTING POWER LINE
- ⊙ EXISTING FIRE HYDRANT
- — — — EXISTING GAS LINE
- ⇨ PROPOSED TRAFFIC FLOW
- ⊙ — — PROPOSED SEWER LINE W/SEWER MANHOLES
- W — — PROPOSED WATER LINE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT

PHASE	AREA (ACRES)	PROPOSED USE	NOTES
OVERALL	15.206	ALL AS LISTED BELOW	
PHASE 1	5.013	RV PARK	INCLUDES 0.719 ACRE PUBLIC RIGHT-OF-WAY DEDICATION, PARK OFFICE, AND 54 RV SITES
PHASE 2	4.169	RV PARK	INCLUDES 78 RV SITES AND CONSTRUCTION OF RECREATION AREA
PHASE 3	1.953	CLUSTERED DELUXE HOTEL ROOMS	INCLUDES 40 DELUXE HOTEL ROOMS — RV PARK OFFICE TO MANAGE, MAINTAIN, AND LEASE UNITS
PHASE 4	1.697	GAS STATION W/CONVENIENCE STORE	MAY CHANGE TO PHASE 2 OR 3, DEPENDING ON DEMAND
PHASE 5	2.374	HOTEL OR RETAIL STORES	FLEX PHASE, USE TO BE DETERMINED (HOTEL OR RETAIL REQUESTED PERMITTED USES, POSSIBLE EXPANSION OR LARGER GAS STATION TO FILL PHASES 4 & 5)

PRELIMINARY SITE PLAN FOR JUNIPER JUNCTION FOR FORTÉ DEVELOPMENT
 LOCATED IN THE WEST 1/2 OF SEC 27, T. 40 S., R. 13 W., SLB8M TOQUERVILLE, UTAH 84780

RAT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-5329

NO.	DATE	APPROVED BY	REMARKS

JOB/CLIENT NO.: 1909-553/1468
 FILE NAME: 0553_SITE 3
 DATE: OCT 9, 2019
 SCALE: 1" = 100'
 SHEET 1 OF 1