

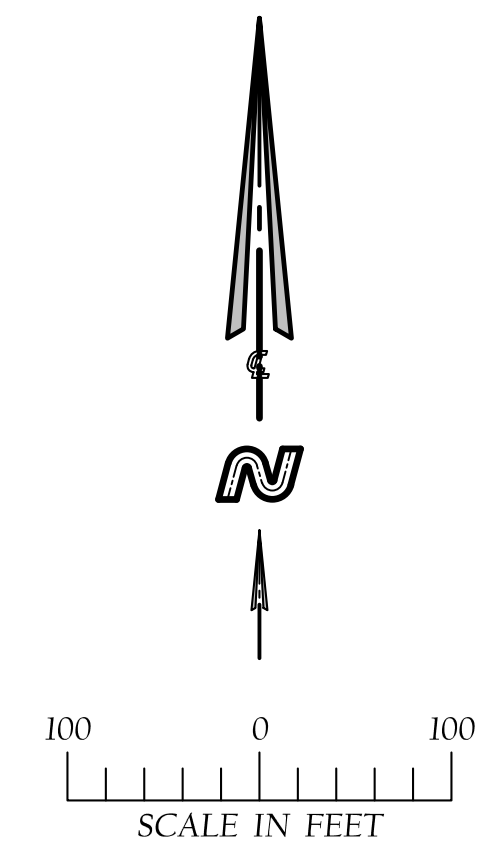
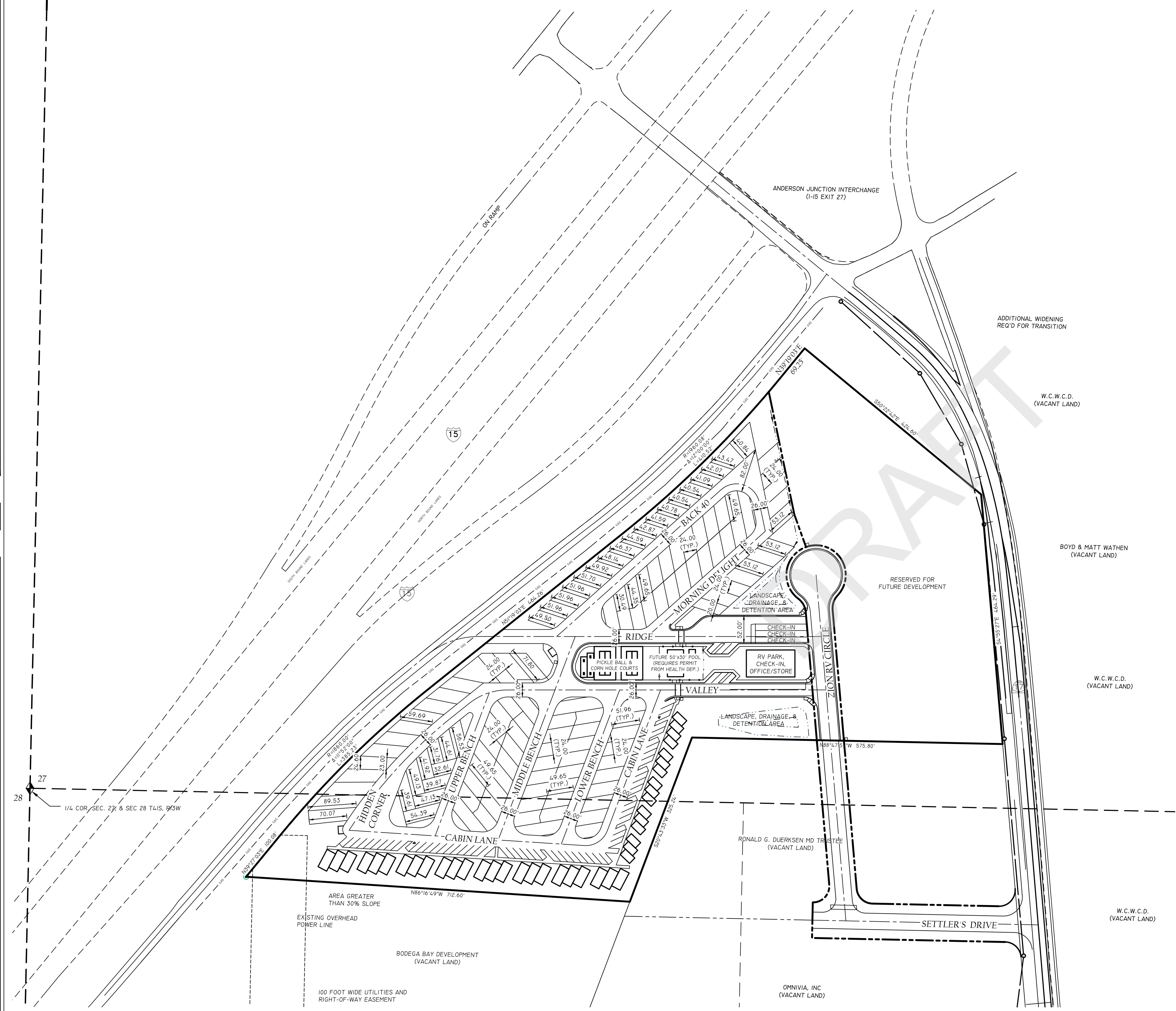
21 22
28 27
COR. SEC. 21, 22, 27, & 28, T4S, R13W, SLB&M

CONSTRUCTION PLAN SET
JUNIPER JUNCTION RV PARK
CITY OF TOQUERVILLE, COUNTY OF WASHINGTON, STATE OF UTAH

AREA USAGE		
DESCRIPTION	AREA	UNITS
TOTAL GROSS ACERAGE	10.77	ACRE
PUBLIC R.O.W.	23,749	SOFT
PRIVATE STREET	122,357	SOFT
OFFICE BUILDING FOOTPRINT 90'x50'	4,500	SOFT
DETENTION PONDS	27,900	SOFT
RECREATION AREA	24,244	SOFT
OPEN SPACE PROVIDED	63,076	SOFT
PARKING AREAS	16,721	SOFT
PARKING SPACES 9'x18'	63	EACH
RV SITES	126	
CABINS	40	
UNITS PER ACRE	12.43	
RESERVED FOR FUTURE DEVELOPMENT	4.43	ACRES
OFFSITE ROAD DEDICATION	1,570	SOFT

EXISTING SITE VACANT (EXCEPT FOR POWER POLES)

SHEET INDEX	
SHEET NO.	SHEET NAME
1	COVER SHEET - SITE PLAN
2	GRADING & DRAINAGE PLAN
3	UTILITY PLAN - SEWER & GAS
4	LANDSCAPE PLAN
5	ELEVATIONS - OFFICE BUILDING
6	ELEVATIONS - SMALL CABINS
7	ELEVATIONS - LARGE CABINS



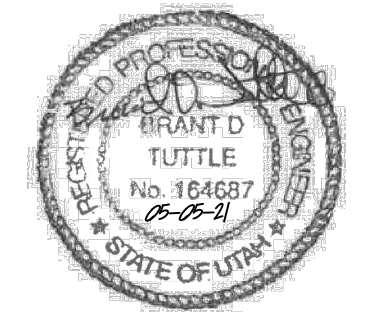
NO.	DATE	APPROVED BY	REVISIONS

Northern
ENGINEERING
1040 East 800 North, Ogden, Utah 84097
Phone: (801) 502-8992

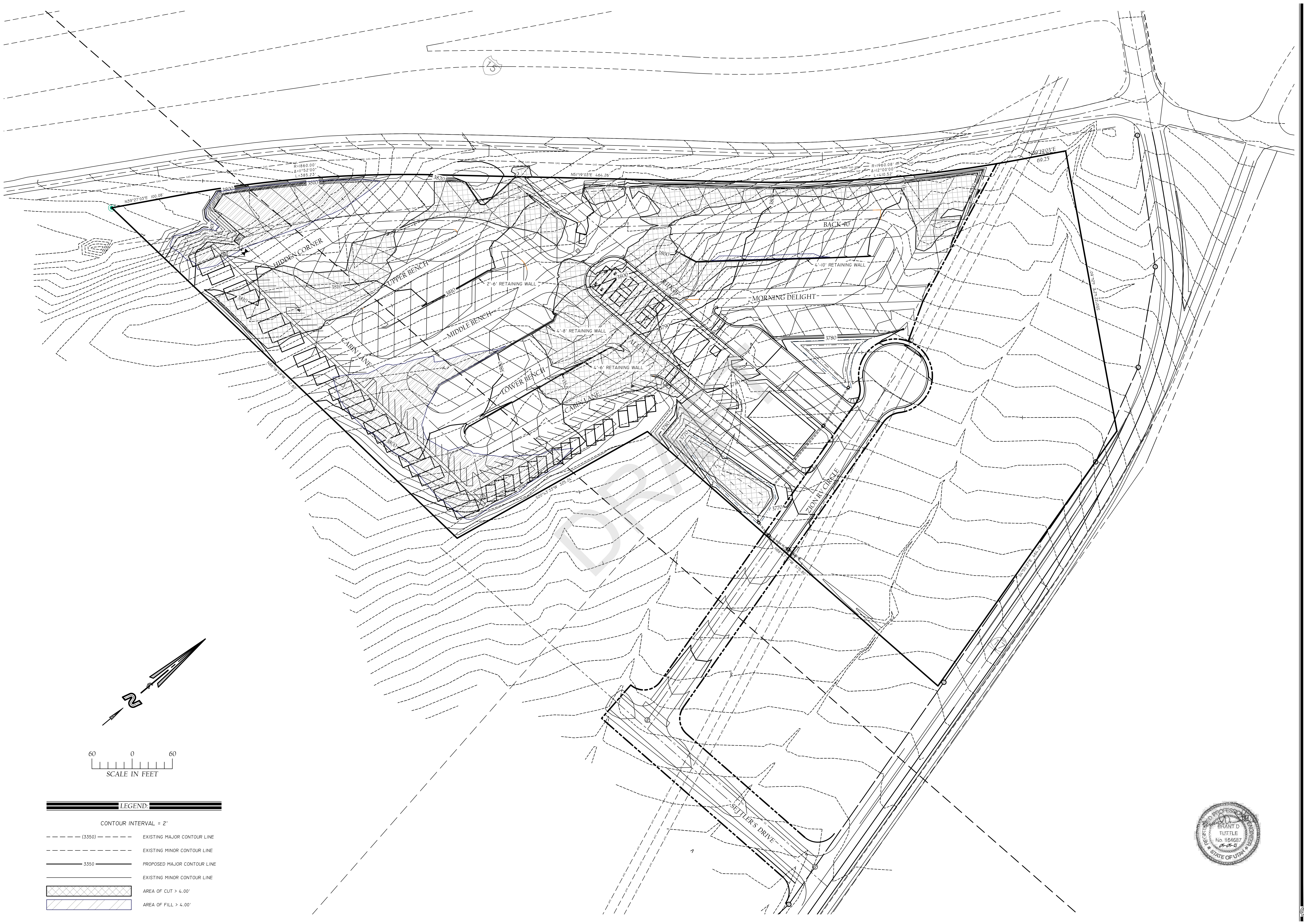
Center Line
199 NORTH STATE STREET, LAVERKIN, UTAH 84745
PHONE: (435) 668-9830

JOB # (CLIENT #)
2010-0057 (1002)
FILE NAME:
FINAL SITE PLAN

COVER SHEET - SITE PLAN
FOR
JUNIPER JUNCTION
PRECEPT HOLDINGS, LLC
NEAR JUNIPER JUNCTION TRAILHEAD
CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH



DATE: MAY 5, 2021
SCALE: 1" = 100'
SHEET



NO.	DATE	APPROVED BY	REVISIONS

Northern
ENGINEERING
1040 East 800 North, Ogden, Utah 84097
Phone: (801) 802-6992

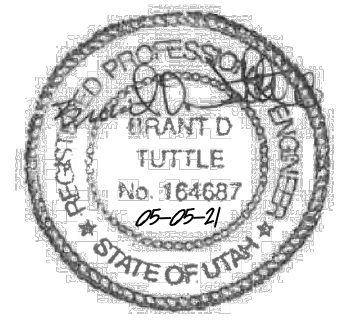
Center Line
199 NORTH STATE STREET, LAVERGNE, UTAH 84745
PHONE: (435) 668-9830

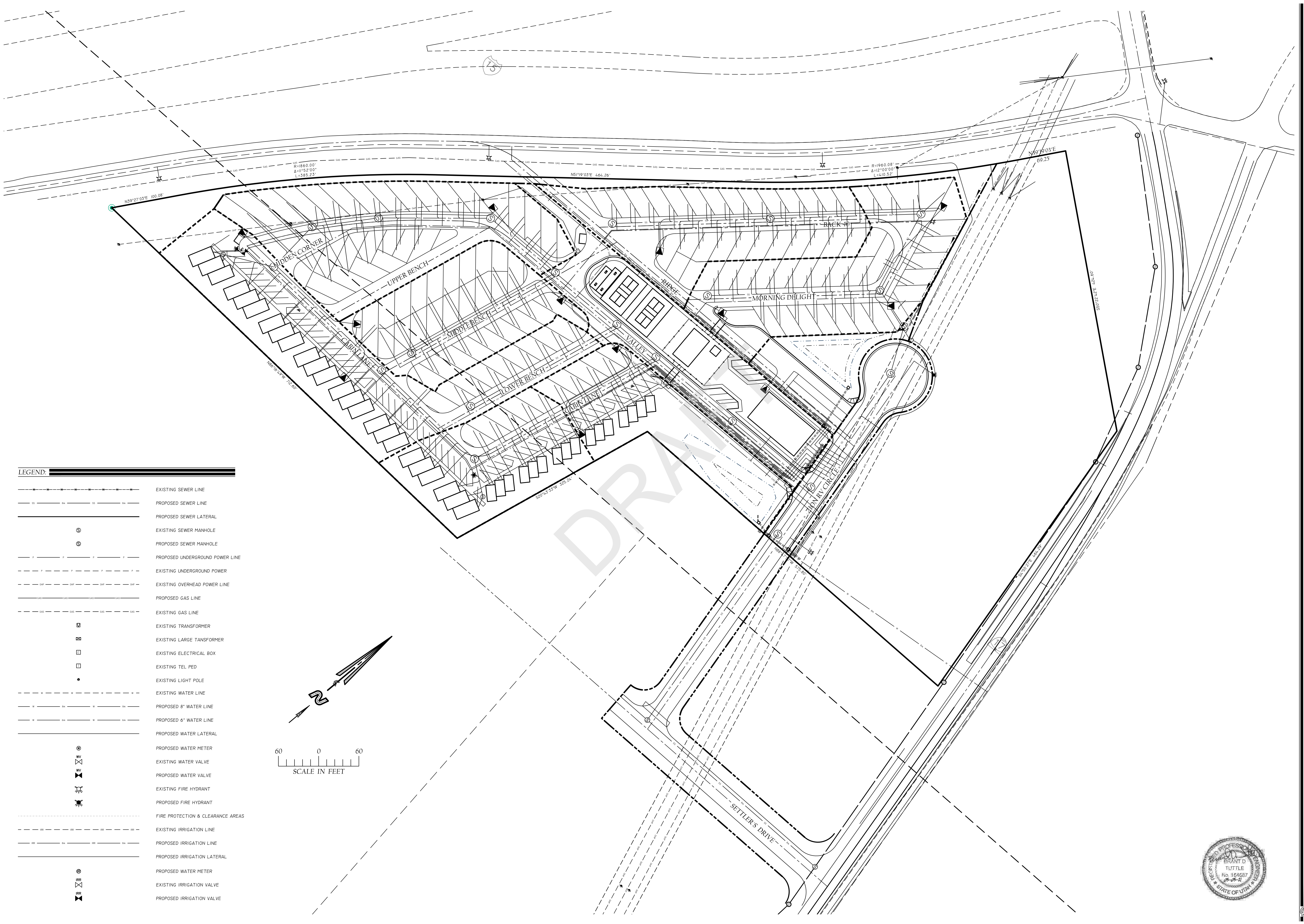
JOB # (CLIENT #)
2010-0057 (1002)
FILE NAME
FINAL SITE PLAN

GRADING PLAN
FOR
JUNIPER JUNCTION
PRECEPT HOLDINGS, LLC
NEAR JUNCTION SR 7 AND US
CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH

DATE
MAY 5, 2021
SCALE
1" = 60'

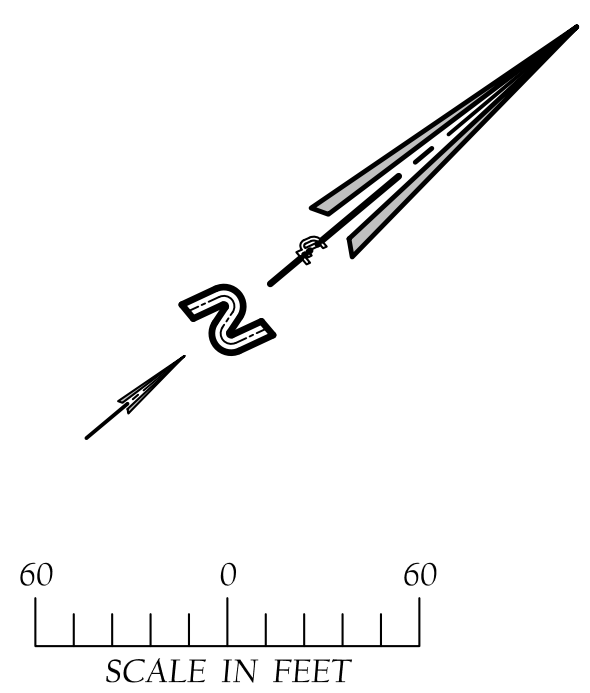
SHEET
2





LEGEND

- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER LATERAL
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED UNDERGROUND POWER LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- EXISTING TRANSFORMER
- EXISTING LARGE TRANSFORMER
- EXISTING ELECTRICAL BOX
- EXISTING TEL PED
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 6" WATER LINE
- PROPOSED WATER LATERAL
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE PROTECTION & CLEARANCE AREAS
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION LATERAL
- PROPOSED WATER METER
- EXISTING IRRIGATION VALVE
- PROPOSED IRRIGATION VALVE



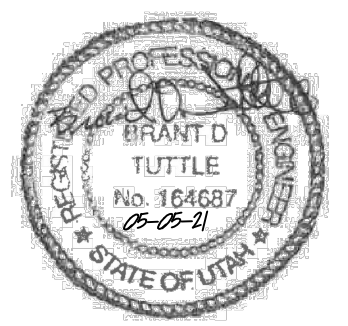
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Northern
ENGINEERING
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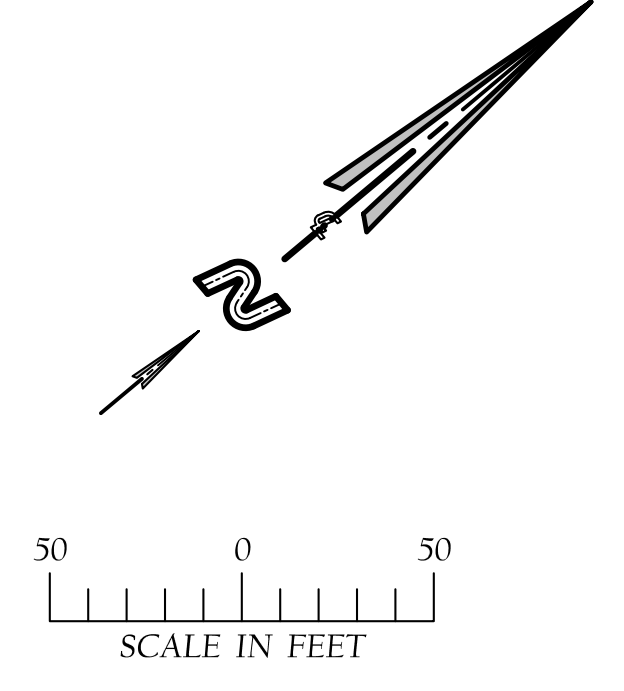
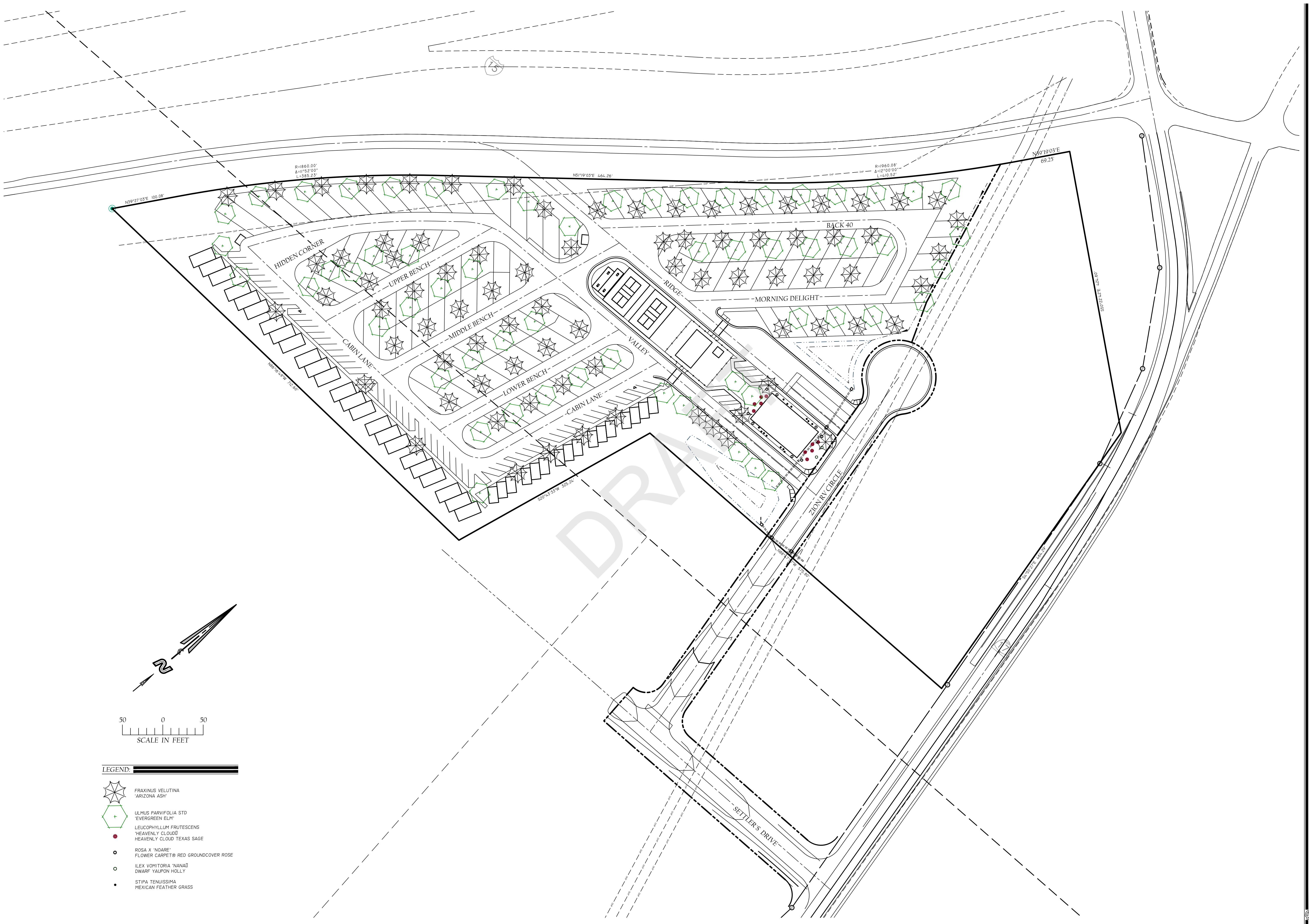
Center Line
199 NORTH STATE STREET, LAVAKIN, UTAH 84745
PHONE: (435) 668-9830

JOB # (CLIENT #)
2010-0057 (1002)
FILE NAME
FINAL SITE PLAN

UTILITY PLAN
FOR
JUNIPER JUNCTION
PRECEPT HOLDINGS, LLC
NEAR JUNCTION SR 7 AND US
CITY OF TOQUIVILLE, WASHINGTON COUNTY, UTAH

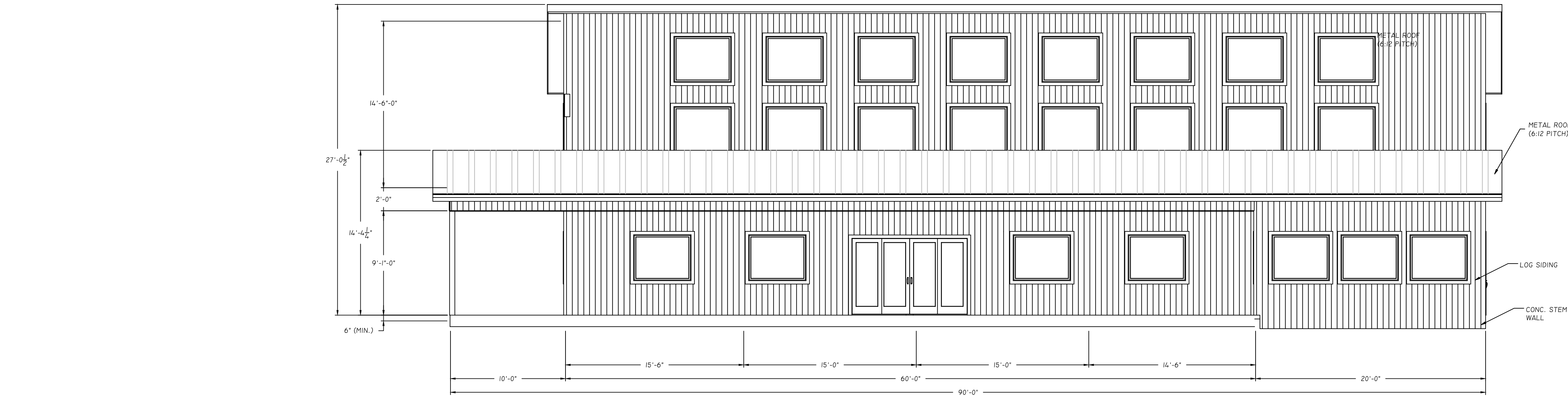


DATE
MAY 5, 2021
SCALE
1" = 50'
SHEET

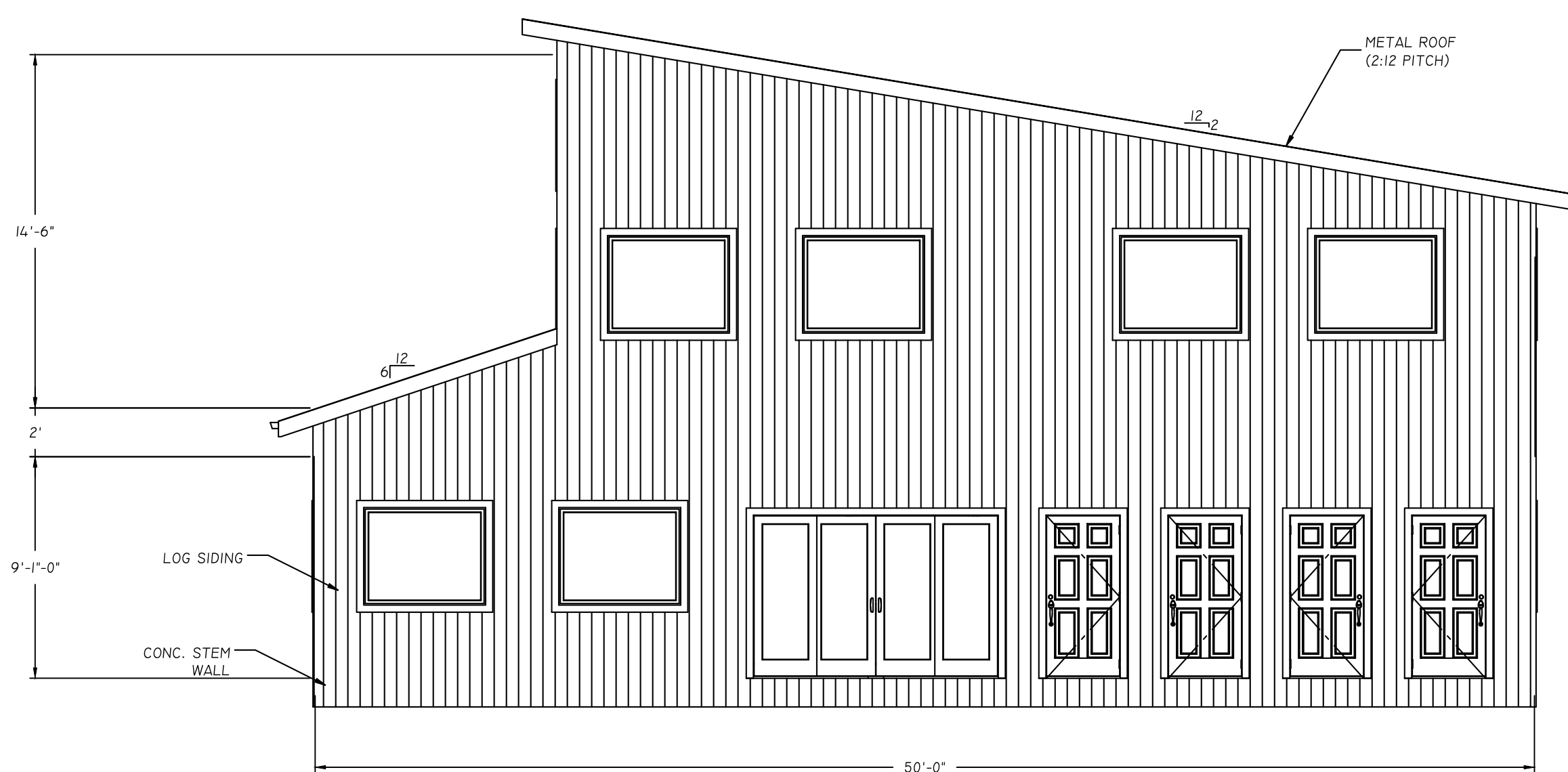


- LEGEND:**
- FRAXINUS VELUTINA
"ARIZONA ASH"
 - ULMUS PARVIFOLIA STD
"EVERGREEN ELM"
 - LEUCOPHYLLUM FRUTESCENS
"HEAVENLY CLOUD"
HEAVENLY CLOUD TEXAS SAGE
 - ROSA X 'NOARE'
FLOWER CARPET® RED GROUNDCOVER ROSE
 - ILEX VOMITORIA 'NANAD'
DWARF YAUPON HOLLY
 - STIPA TENUISSIMA
MEXICAN FEATHER GRASS

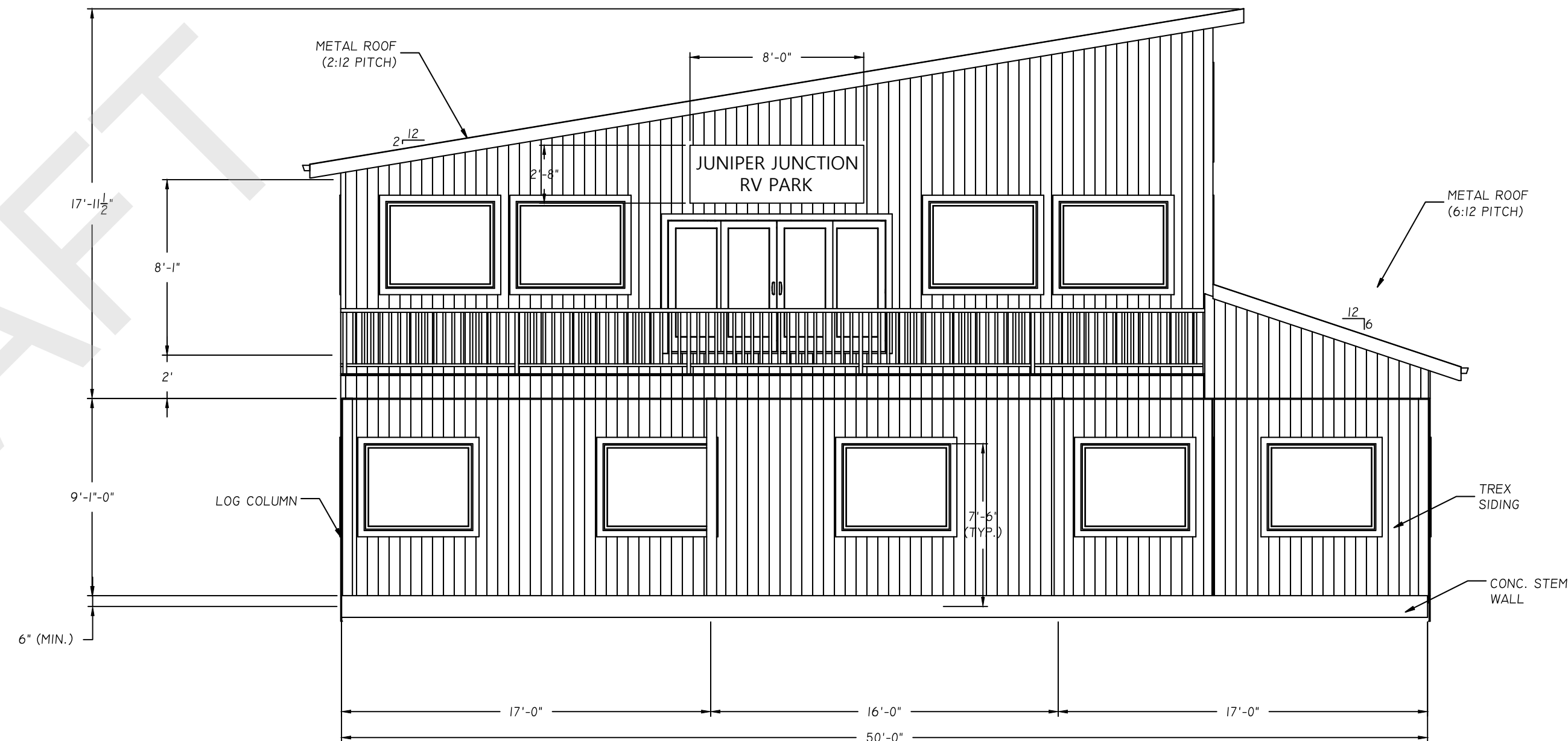
<p>Center Line ENGINEERING</p> <p>1040 East 800 North, Ogden, Utah 84097 Phone: (801) 802-8992</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPROVED BY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	APPROVED BY	REMARKS				
NO.	DATE	APPROVED BY	REMARKS						
<p>Center Line</p> <p>199 NORTH STATE STREET, LAVERNKIN, UTAH 84745 PHONE: (435) 668-9830</p>									
<p>JOB # (CLIENT #) 2010-0057 (1002)</p> <p>FILE NAME FINAL SITE PLAN</p>									
<p>UTILITY PLAN - WATER & POWER FOR JUNIPER JUNCTION PRECEPT HOLDINGS, LLC NEAR JUNCTION SR 7 AND US CITY OF TOQUIERVILLE, WASHINGTON COUNTY, UTAH</p>									
<p>DATE MAY 5, 2021</p> <p>SCALE 1" = 50'</p> <p>SHEET 4</p>									



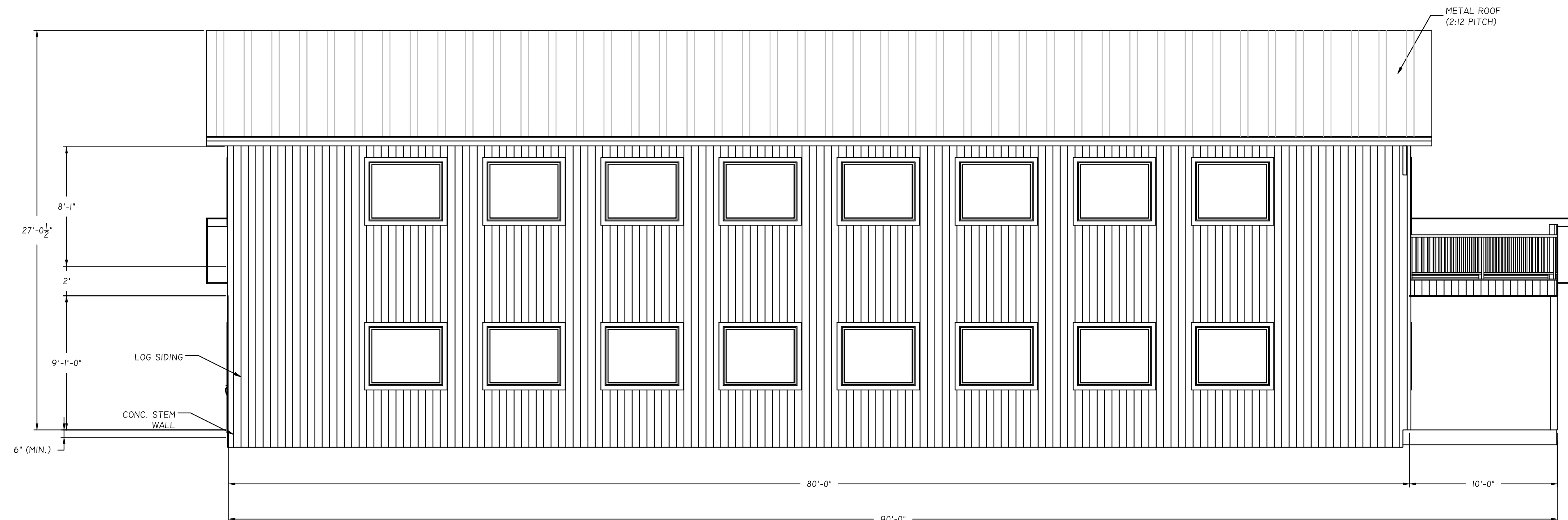
CHECK-IN SIDE ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"



CHECK-OUT SIDE ELEVATION
3/16" = 1'-0"

NOTE:
 1. ALL EXTERIOR LIGHTS TO BE RECESSED, LOW WATT, LED LIGHTS IN ACCORDANCE WITH THE NIGHT SKY ORDINANCE.
 2. ALL EXTERIOR LIGHTS TO BE ON TIMERS TO SHUT OFF AT 11:00PM, EXCEPT FOR SECURITY LIGHTS, IN ACCORDANCE WITH THE NIGHT SKY ORDINANCE.

NO.	DATE	APPROVED BY	REVISIONS

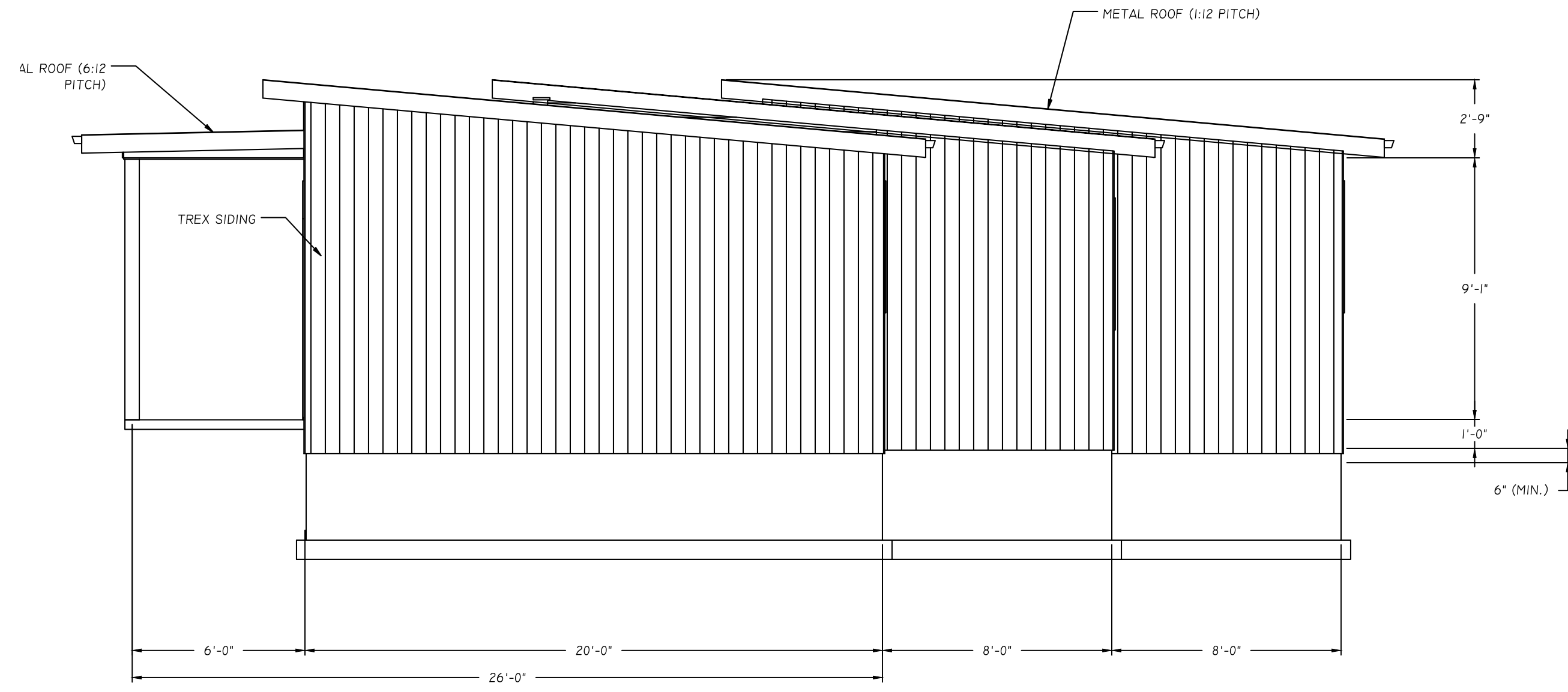
Northern
 ENGINEERING
 1040 East 800 North, Ogden, Utah 84097
 Phone: (801) 602-8992

Center Line
 ENGINEERING
 199 NORTH STATE STREET, LAVAKIN, UTAH 84745
 PHONE: (435) 668-9830

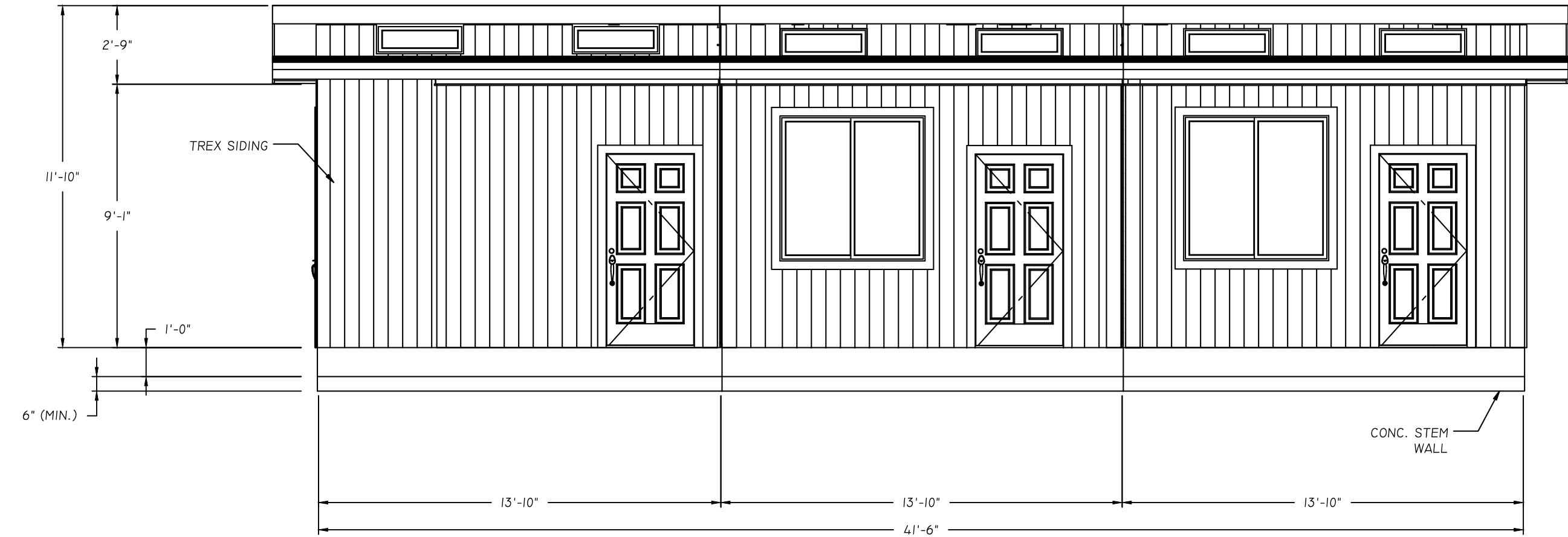
JOB # (CLIENT #)
 2010-0057 (1002)
 FILE NAME:
 FINAL SITE PLAN

ELEVATIONS - OFFICE
 JUNIPER JUNCTION
 FOR
 PRECEPT HOLDINGS, LLC
 NEAR JUNIPER JUNCTION SR 7 AND US
 CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH

DATE
 MAY 5, 2021
 SCALE
 3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"



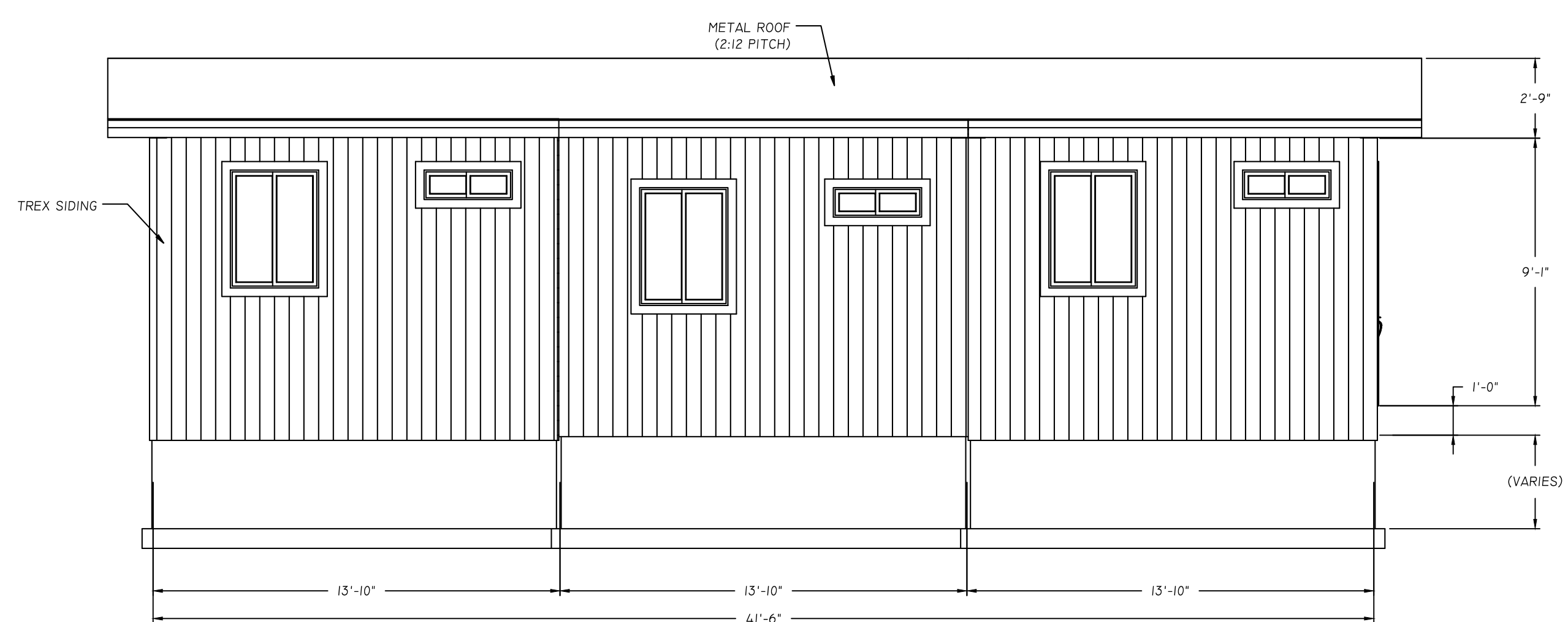
FRONT ELEVATION
3/16" = 1'-0"

NOTE:
1. ALL EXTERIOR LIGHTS TO BE RECESSED, LOW WATT, LED LIGHTS IN ACCORDANCE WITH THE NIGHT SKY ORDINANCE.
2. ALL EXTERIOR LIGHTS TO BE ON TIMERS TO SHUT OFF AT 11:00PM, EXCEPT FOR SECURITY LIGHTS, IN ACCORDANCE WITH THE NIGHT SKY ORDINANCE.

DRAFT



SIDE ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

NO.	DATE	APPROVED BY	REVISIONS

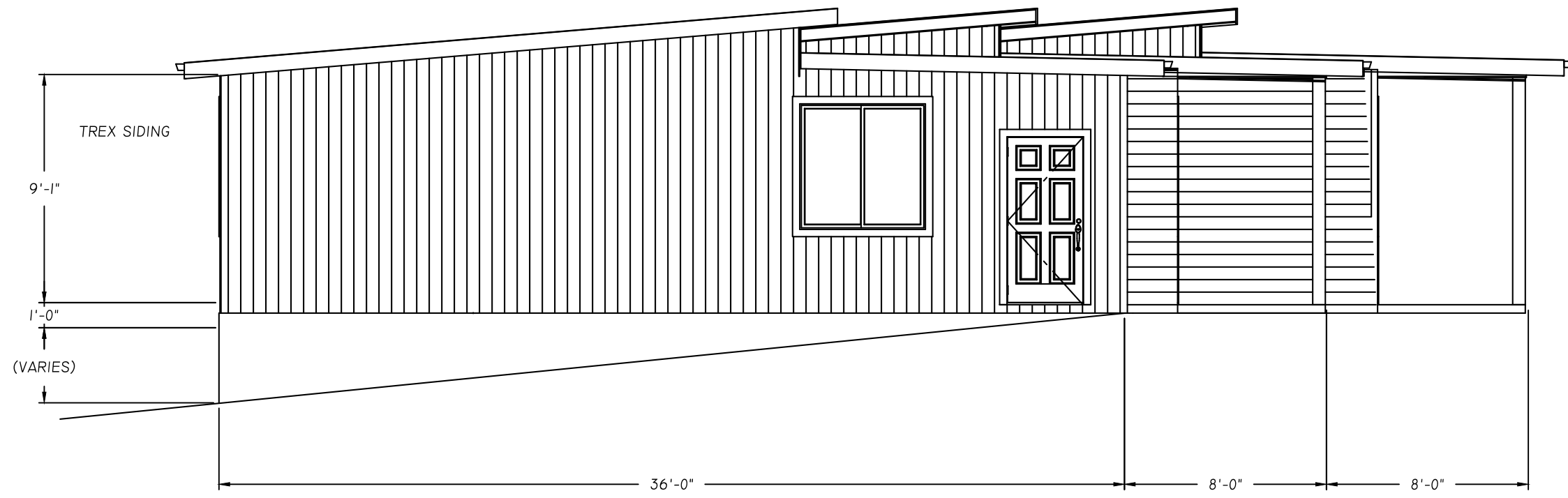
Northern
ENGINEERING
1040 East 800 North, Ogden, Utah 84097
Phone: (801) 602-8892

Center Line
199 NORTH STATE STREET, LAVERGNE, UTAH 84745
PHONE: (435) 668-9830

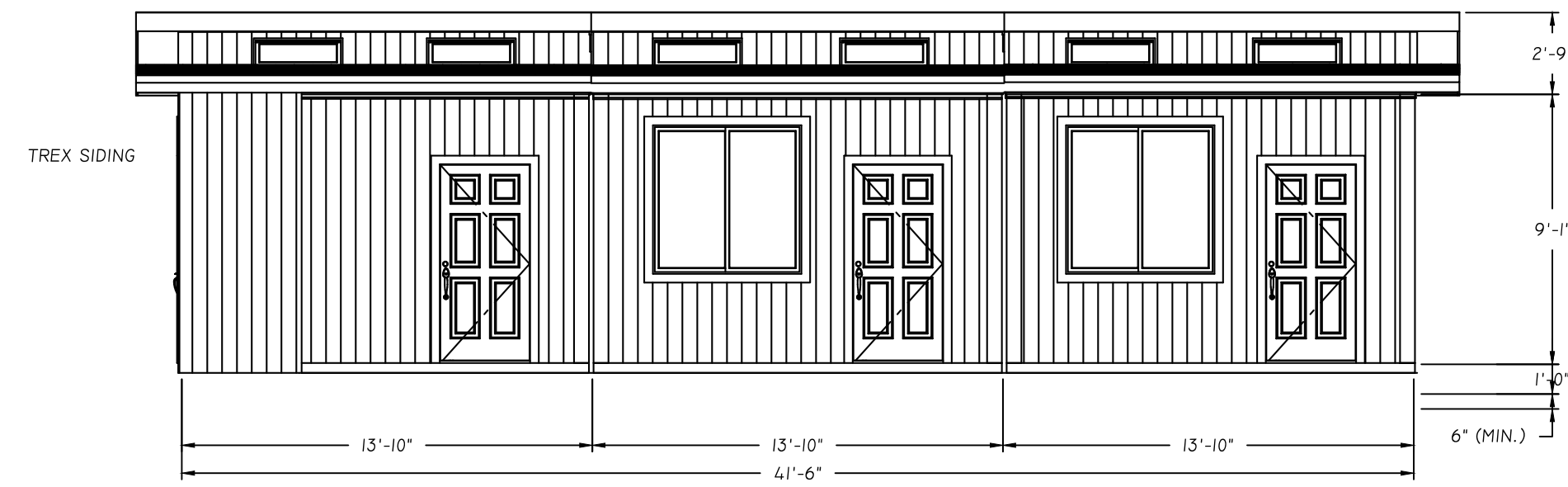
JOB # (CLIENT #)
2010-0057 (1002)
FILE NAME:
FINAL SITE PLAN

ELEVATIONS - SMALL CABINS
FOR
JUNIPER JUNCTION
PRECEPT HOLDINGS, LLC
NEAR JUNCTION SR 7 AND US
CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH

DATE:
MAY 5, 2021
SCALE:
3/16" = 1'-0"

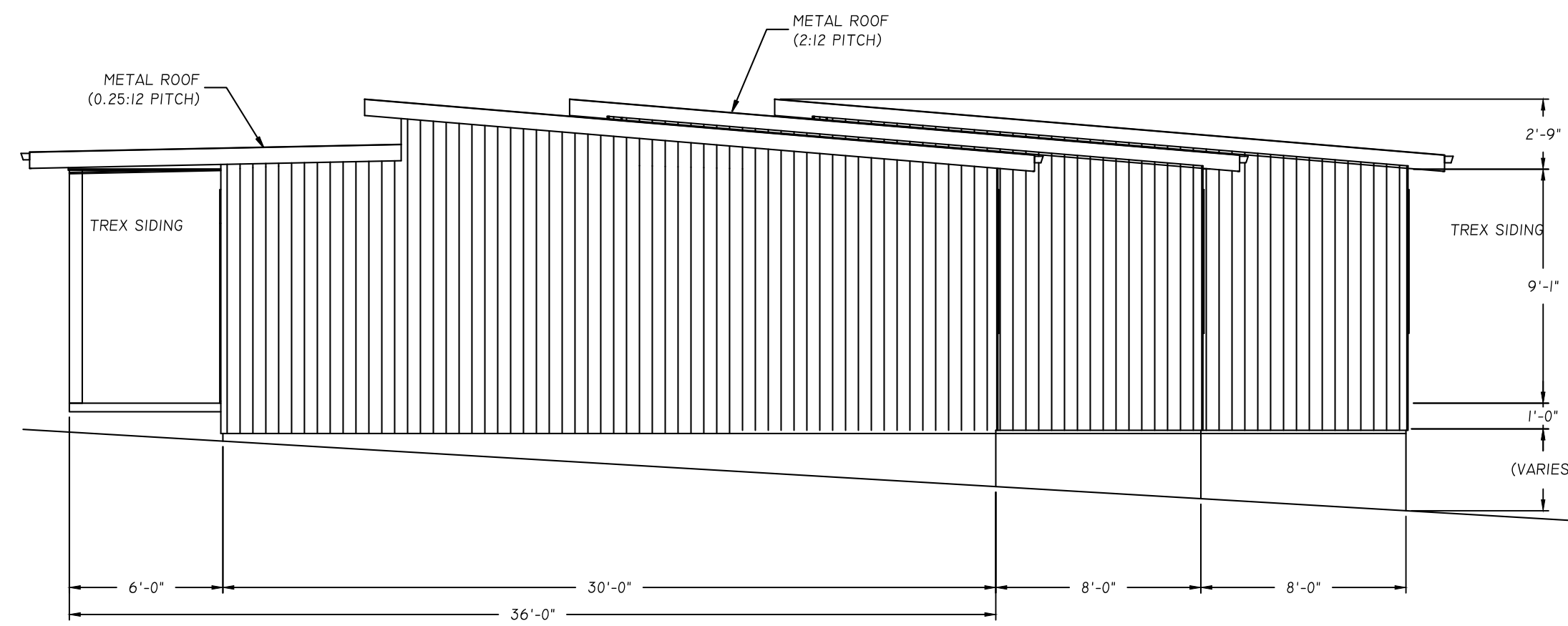


SIDE ELEVATION
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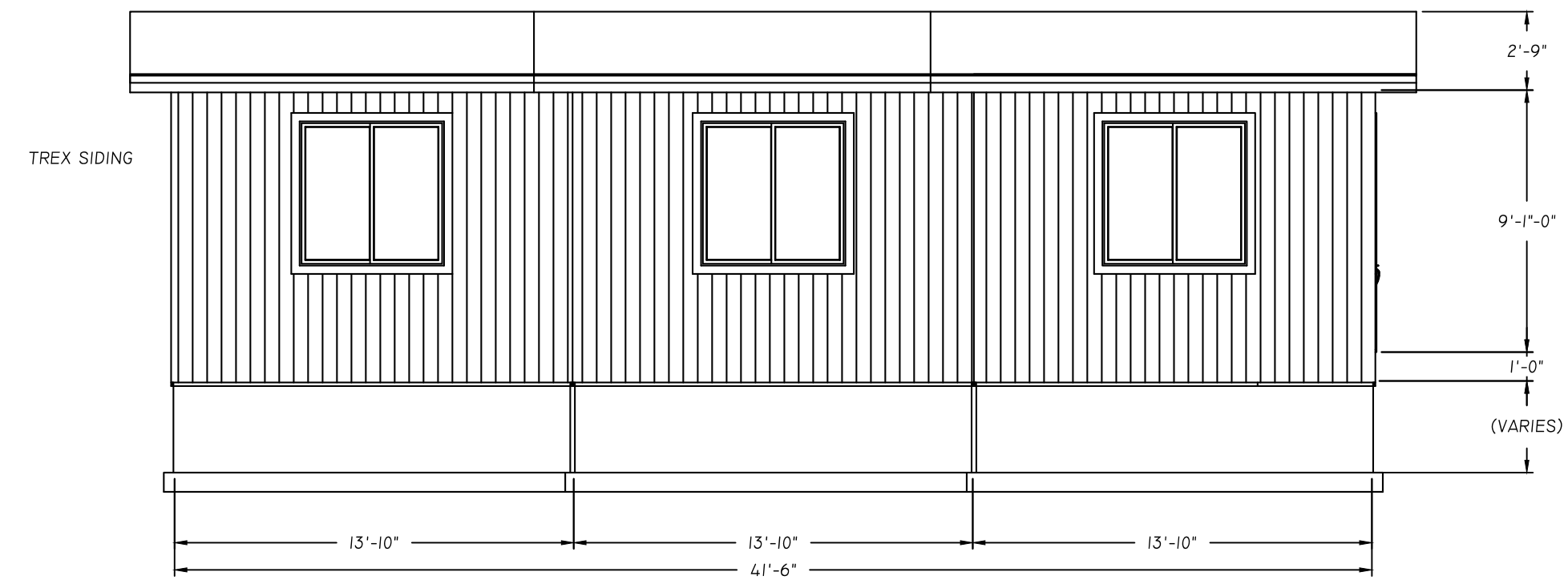


FRONT ELEVATION
3/16" = 1'-0"

NOTE:
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 2. ALL EXTERIOR LIGHTS TO BE ON TIMERS TO SHUT OFF AT 11:00PM, EXCEPT FOR SECURITY LIGHTS, IN ACCORDANCE WITH THE NIGHT SKY ORDINANCE.



SIDE ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

DRAFT

NO.	DATE	APPROVED BY	REMARKS

Northern
ENGINEERING
 1040 East 800 North, Ogden, Utah 84097
 Phone: (801) 802-8992

Center Line
 199 NORTH STATE STREET, LAVERGNE, UTAH 84745
 PHONE: (435) 668-9830

JOB # (CLIENT #)
2010-0057 (1002)
 FILE NAME:
FINAL SITE PLAN

ELEVATIONS - LARGE CABINS
 FOR
 JUNPER JUNCTION
 PRECEPT HOLDINGS, LLC
 NEAR JUNCTION SR 7 AND U.S.
 CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH

DATE:
MAY 5, 2021
 SCALE:
3/16" = 1'-0"

SHEET
7