

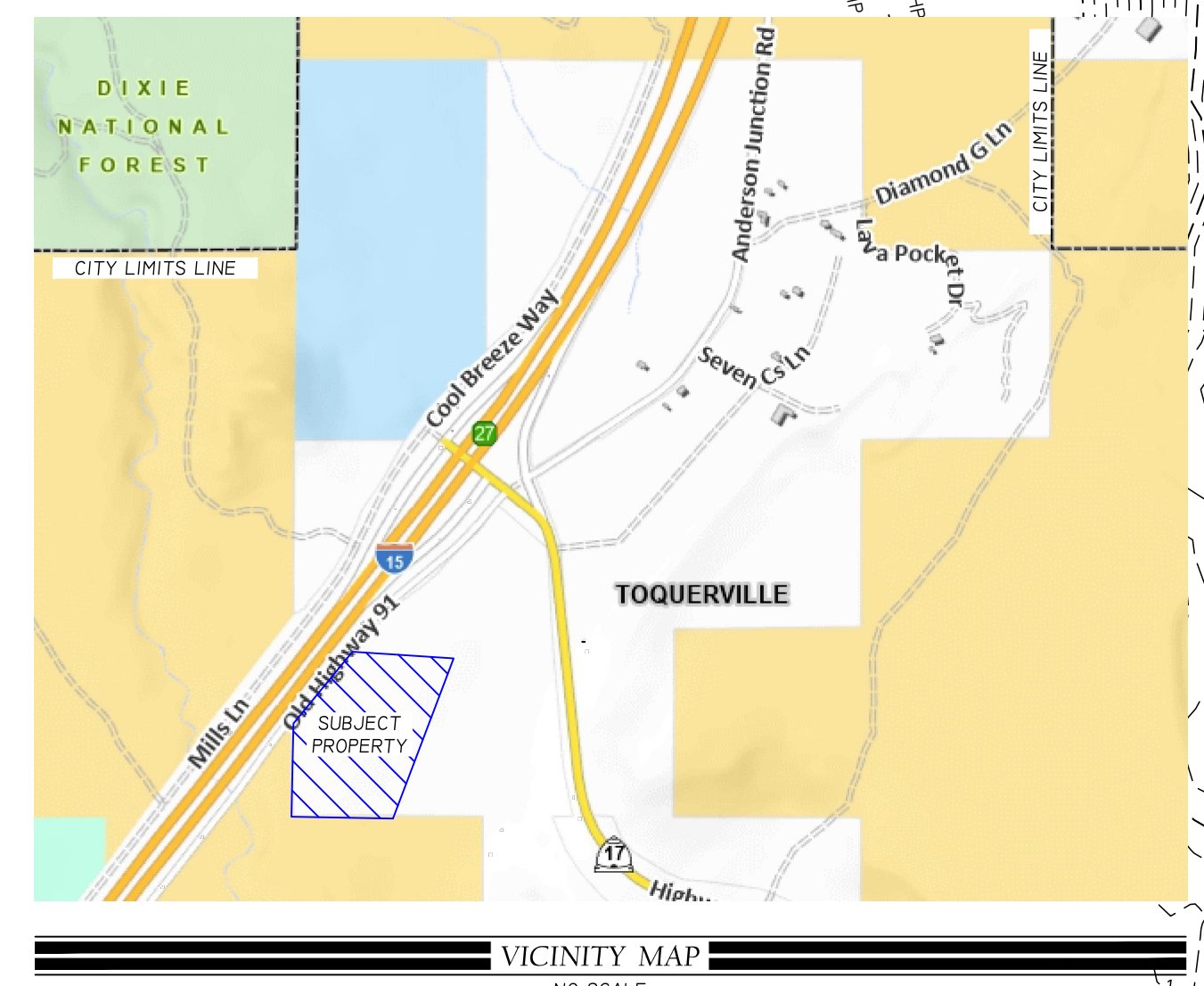
**SITE DATA**

TAX ID:  
T-3-0-27-342 AND T-3-0-27-432

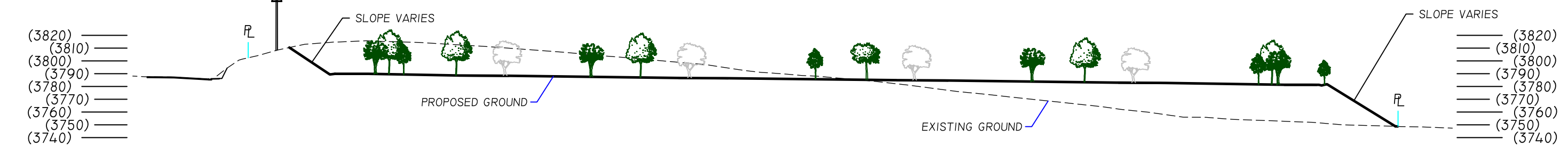
PROPERTY ADDRESS: (NOT ASSIGNED)  
APPROXIMATELY  
1590 N OLD HIGHWAY 91  
TOQUERVILLE, UT 84774

ACREAGE:  
TOTAL PROPERTY ..... 22.00 ACRES  
PORTION IN REALIGNED OLD HWY 91 ..... 1.29 ACRES  
TO BE DEEDED TO SAPP BROS. .... 0.32 ACRE  
FINISHED SITE ..... 20.39 ACRES

PROPOSED:  
112 PULL-THRU RV SITES 85' LONG (SITE WIDTH = 36')  
25 PERMANENT CAMPING LODGES



PHASE	AREA (ACRES)	PROPOSED USE	NOTES
OVERALL	22.00	ALL AS LISTED BELOW	
PHASE I	1.29	ROADWAY	PUBLIC RIGHT-OF-WAY DEDICATION
PHASE I	14.82	RV PARK	PARK OFFICE, 112 RV SITES, & 25 STATIONARY RVs
PHASE I	1.38	OPEN SPACE (LANDSCAPED SLOPES)	>30% SLOPES TO CREATE FLATTENED SITE
PHASE I	4.19	OPEN SPACE (USEABLE)	OPEN SPACE, AMENITIES, AND DRAINAGE FACILITIES
PHASE I	0.32	DEEDING TO SAPP BROS.	PROPERTY TO BE ADDED NORTH PROPERTY



**PRELIMINARY SITE PLAN**

**SETTLER'S JUNCTION AT ZION'S GATEWAY**

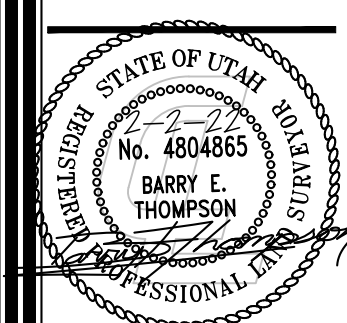
CITY OF TOQUERVILLE, COUNTY OF WASHINGTON, STATE OF UTAH

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**Center Line**

146 SOUTH STATE STREET, LAVERKIN, UTAH 84745  
PHONE: (435) 767-8415



JOB # (CLIENT #)  
2111-0143 (1057)

FILE NAME:  
STLRS JCT2 PRESITL3

**PRELIMINARY SITE PLAN**  
**SETTLER'S JUNCTION AT ZION'S GATEWAY**  
FOR  
**ZION RV & TINY CABIN, LLC**  
LOCATED IN THE SW/4 SEC 27, T-40S, R-13W, S10&W  
TOQUERVILLE, UTAH

DATE  
FEBRUARY 2, 2022

SCALE  
1" = 80'