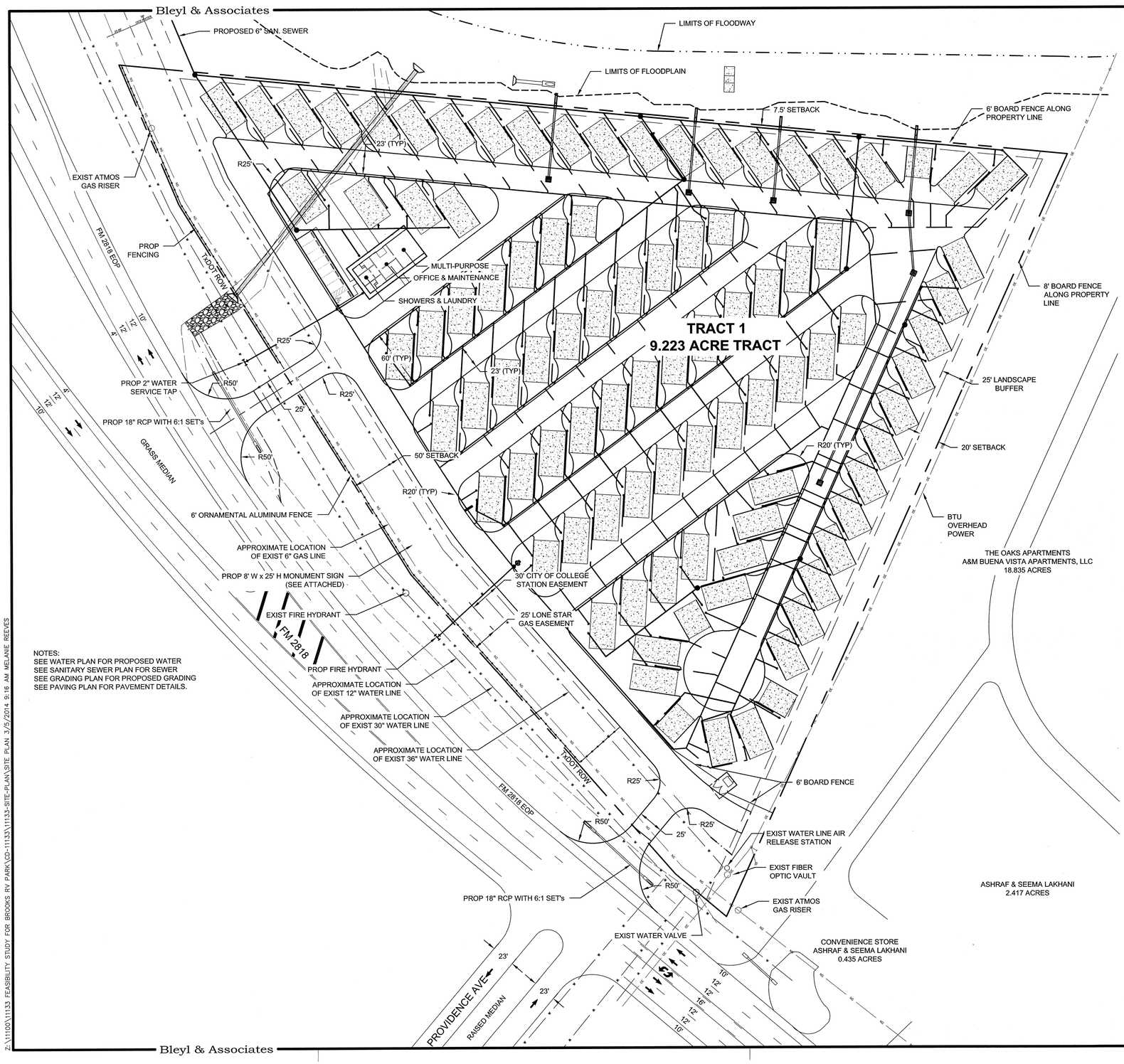
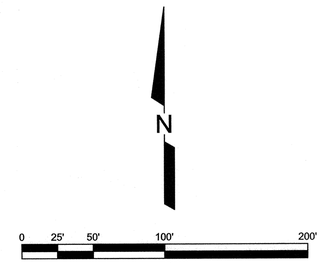


NOTES:
SEE WATER PLAN FOR PROPOSED WATER
SEE SANITARY SEWER PLAN FOR SEWER
SEE GRADING PLAN FOR PROPOSED GRADING
SEE PAVING PLAN FOR PAVEMENT DETAILS.



SUBJECT PROPERTY DATA

OWNER	RICHARD W VAUGHAN TRUSTEE
BUYER	H. BROOKS ENTERPRISES, LLC
PARCEL AREA	9.223 ACRES
PAD TYPE	**QUANTITY**
45' RV PAD - PULL THRU	27
30' RV PAD - PULL THRU	2
45' RV PAD - SINGLE ENTRY	59
30' RV PAD - SINGLE ENTRY	4
TOTAL SPACES	**92**

EXISTING ZONING - AO - CONDITIONAL USE 13-11 APPROVED 1/16/2014

PARKING

PARKING REQUIRED	
OFFICE SPACE	1,975.3 SF
AT 1 SPACE PER 250 SF	8 SPACES
TOTAL SPACES REQUIRED	**8 SPACES**
PARKING PROVIDED	
PROP STANDARD SPACES	7
PROP ACCESSIBLE SPACE	1
TOTAL SPACES PROVIDED	**8**

UTILITY DEMANDS

WATER SERVICE	
RV SPACE AVERAGE DEMAND	0.17 GPM
OFFICE BUILDING AVERAGE DEMAND	13 GPM
TOTAL PEAK DEMAND (AVERAGE FLOW X 4)	**120 GPM / 0.27CFS**
SEWER SERVICE	
RV SPACE AVERAGE DEMAND	0.17 GPM
OFFICE BUILDING AVERAGE DEMAND	13 GPM
TOTAL PEAK DEMAND (AVERAGE FLOW X 4)	120 GPM / 0.27CFS
6" COLLECTION LINE CAPACITY @ MIN .8% SLOPE	0.501 CFS
ADDITIONAL CAPACITY OF 6" COLLECTION LINE	0.231 CFS

REV	DATE	BY	APP	COMMENT
4				
3				
2				
1				

PREPARED FOR:
HTB VENTURES, LLC
P.O. BOX 1754
NACOGDOCHES, TX 75968
PHONE: (936) 446-6883
PHONE: (281) 367-4588

SCALE: AS SHOWN
DATE: March 5, 2014
DRAWN BY: KGN
PROJECT MANAGER: DAVID L. BESLY, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr. Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3949
100 Nugent Street
College Station, TX 77840
Phone: (979) 693-3833
Fax: (979) 693-3835
Texas Board of Professional Engineers F-6776

SITE PLAN

Timber Ridge RV Park

9.223 ACRE TRACT (TRACT 1)
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
DAVID L. BESLY
81873
LICENSED
PROFESSIONAL ENGINEER
3-5-14

PROJECT NUMBER
11133

FILE NAME:
11133-SITE-PLAN.DWG

SHEET:
03 OF: 43

Z:\11100\11133 FEASIBILITY STUDY FOR BROOKS RV PARK\CD-11133\11133-SITE-PLAN\SITE PLAN 3/5/2014 9:16 AM MELANIE REEVES