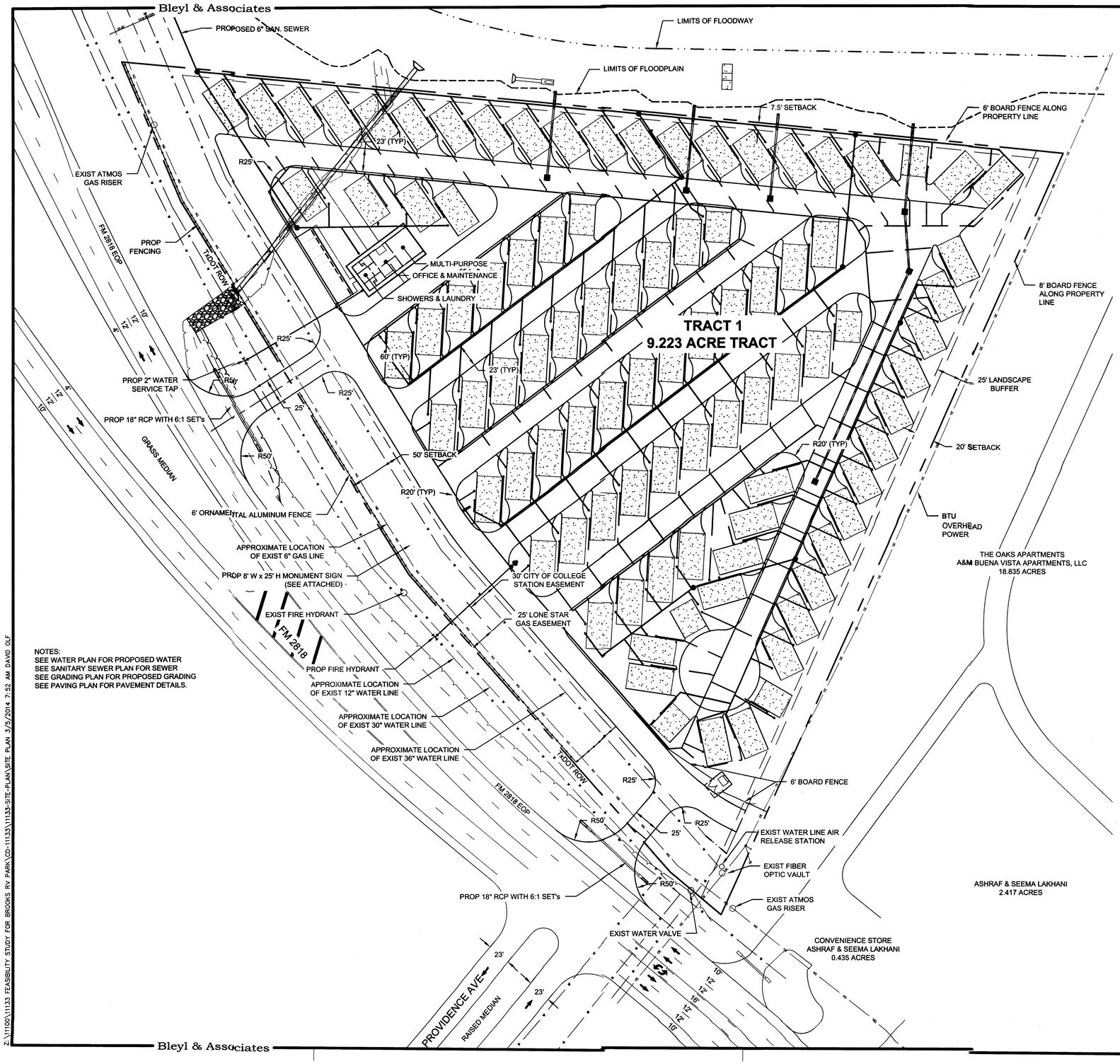
Development Services
MAR 05 2014
RECEIVED



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.

N

0 25' 50' 100' 200'

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:
FTB VENTURES LLC
P.O. BOX 1278
NAVASOTA, TX 77868
PHONE: (936) 825-6480
PHONE: (281) 207-4486

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
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100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
Texas Board of Professional Engineers F-678

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
3-5-2014

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 7:52 AM DAVID OLF